



# Kendal

£650,000

7 Kentrigg Walk, Kendal, Cumbria, LA9 6EF

Pleasantly positioned within a highly sought-after and peaceful cul-de-sac, this impressive modern architect-designed five-bedroom detached home offers a rare opportunity to acquire a property of exceptional design, space and versatility. Thoughtfully arranged over split levels, the accommodation has been carefully planned to maximise both natural light and the surrounding outlook, creating a home that feels both spacious and inviting throughout. Ideal for growing families, the property combines contemporary styling with practical features, all set within a desirable residential location close to local amenities, transport links and views of the surrounding countryside.

Upon entering, a welcoming and spacious reception hall sets the tone, featuring a tiled floor, built-in cloaks storage and a useful seating area with additional storage. This leads through to a bright and airy dining room with doors opening onto the rear garden, creating a perfect space for entertaining.

## Quick Overview

Modern detached five bedroom split-level home

Ample off road parking and double garage

Tiered gardens with patio, decking & views

Fitted kitchen with island and integrated appliances

Living room with wood-burning stove

Spacious dining room with direct access to rear garden

Principal bedroom with en-suite & fitted wardrobes

Modern four piece family bathroom

Lower ground shower room serving two double bedrooms

Ultrafast broadband speed\*



5



3



2



C



Ultrafast



Off road parking

Property Reference: K7256



Entrance Hall



Dining Room



Bedroom Two



Bedroom Three

A true focal point of the home is the recently fitted kitchen, installed in 2021 to a high specification. Beautifully designed, it features an extensive range of modern wall and base units, including deep pan drawers and a generous pantry cupboard, offering excellent storage throughout. At the heart of the kitchen sits a central island, providing additional workspace as well as an informal seating area, perfect for casual dining or socialising while cooking. High-quality integrated appliances include Neff ovens, a Bosch microwave and a Bosch induction hob with a sleek stainless steel extractor over, alongside an integrated dishwasher. There is space for a large American-style fridge freezer and the overall layout offers generous worktop space, making it both highly functional and ideal for entertaining. The kitchen enjoys pleasant views over the side and rear gardens and also provides direct access to the outside.

The lower ground floor offers two well-proportioned double bedrooms, both benefiting from fitted wardrobes. This level is served by a contemporary shower room, fitted with a large walk-in shower enclosure with rainfall-style overhead shower and separate handheld attachment, a modern vanity unit with wash hand basin and a WC. The room is finished with tiled walls and flooring, inset ceiling lighting, a heated towel rail and a window providing natural light and ventilation. This level also provides access to the integral garage, along with additional storage including a linen cupboard and under-stairs space.

To the first floor, the property continues to impress with two further double bedrooms. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room comprising; walk-in shower, vanity unit with wash hand basin and a WC. The room is finished with tiled walls and flooring, a heated towel rail, wall unit and a window. The second bedroom on this floor enjoys a pleasant rear aspect.

The family bathroom is particularly well appointed and features a four-piece suite comprising; a panelled bath, separate corner shower enclosure with rainfall shower and handheld attachment, wash hand basin and a WC. The room is finished with tiled walls and flooring, a heated towel rail, inset ceiling lighting and a window.

The living room is a standout space within the home, offering a light and airy feel alongside far-reaching views towards the surrounding countryside and fells. A feature fireplace with wood-burning stove adds warmth and character, making it a perfect place to relax.

A further upper level reveals the fifth bedroom, a spacious and versatile room that could be used as a guest suite, home office or hobby room, complete with useful storage cupboard.



Kitchen



Living Room



Shower Room



Bedroom Four



Bedroom five/study



Bathroom

Externally, the property is equally impressive. To the front, there is ample off-road parking along with a well-maintained garden bordered by mature planting. The side and rear gardens are thoughtfully tiered, incorporating decorative stone, established flower beds, patio and decking areas, designed to make the most of the elevated position and to enjoy views across rooftops towards the fells.

Conveniently located within walking distance of the town centre and just a short drive from Oxenholme mainline railway station and the M6 motorway, this exceptional home offers a rare combination of peaceful surroundings, high-quality accommodation and excellent accessibility.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Dining Room

11' 5" x 23' 11" (3.50m x 7.30m)

Kitchen

11' 9" x 15' 8" (3.60m x 4.80m)

Lower Ground Floor

Bedroom Two

17' 5" x 9' 10" (5.33m x 3.01m)

Bedroom three

9' 10" x 9' 10" (3.00m x 3.00m)

Shower Room

First Floor

Landing

Living Room

18' 8" x 14' 5" (5.70m x 4.40m)

Bedroom One

15' 8" x 14' 5" (4.80m x 4.40m)

Bedroom Four

7' 6" x 9' 10" (2.29m x 3.00m)

Bathroom

Second Floor

Bedroom Five/Study

6' 60" x 5' 80" (3.35m x 3.56m)

Integral garage:

18' 4" x 16' 9" (5.60m x 5.10m)

Parking: Ample off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band G.

Services: Mains gas, Mains water, mains electricity and mains drainage.



Bedroom One



Ensuite Shower Room



Rear Garden



Rear Garden



Drone

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** [///outline.clapper.mailbox](https://www.what3words.com/outline/clapper/mailbox)

Kentrigg Walk is an exclusive small development of detached properties alongside the River Kent. Follow the Burnside Road pass under the Railway bridge and take the second turning on the right into Kentrigg Walk. Number 7 is then situated towards the end of the cul-de-sac on your left hand side.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

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## Meet the Team

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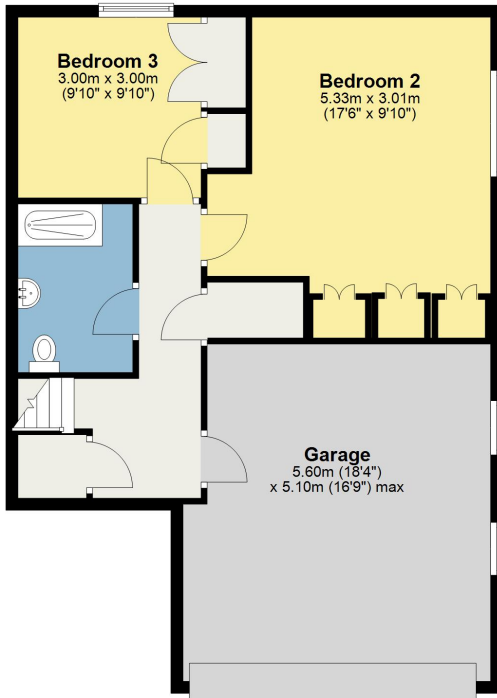


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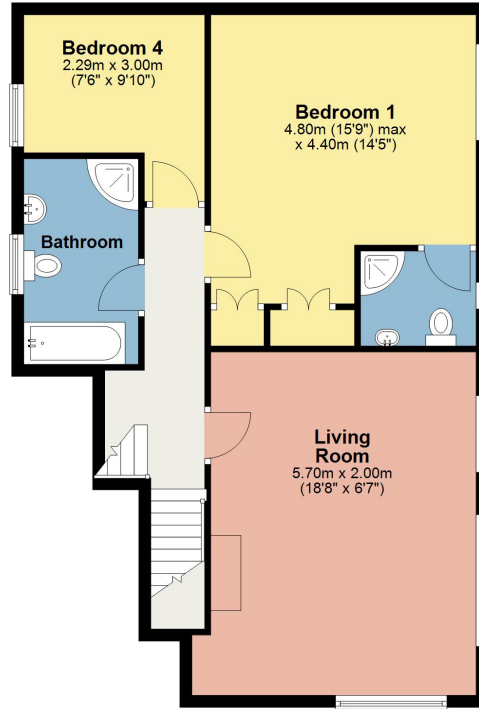
### Ground Floor

Approx. 78.0 sq. metres (839.3 sq. feet)



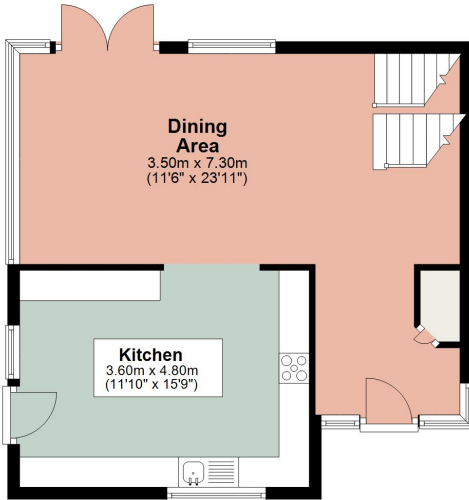
### Second Floor

Approx. 74.6 sq. metres (802.8 sq. feet)



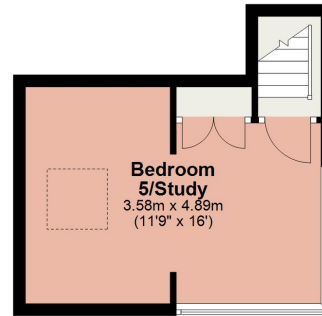
### First Floor

Approx. 49.6 sq. metres (533.5 sq. feet)



### Third Floor

Approx. 18.9 sq. metres (203.0 sq. feet)



Total area: approx. 221.0 sq. metres (2378.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

**7 Kentrigg Walk, Kendal**

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