



Endmoor

£225,000

2 Low Cottages, Endmoor, Kendal, LA8 0HB

Welcome to 2 Low Cottages, a charming and well-presented two-bedroom end-terraced cottage, peacefully tucked away on a quaint and quiet street within the desirable village of Endmoor. Offering a wonderful balance of countryside living with convenience, the property enjoys easy access to the bustling market town of Kendal, the M6 motorway and a stones throw away from the stunning Lake District National Park, making it ideal for both everyday living and weekend adventures.

Set across three floors, the cottage offers spacious and versatile accommodation including two double bedrooms, a cozy living room, kitchen, cellar storage, attractive gardens and off-road parking. The property also benefits from excellent storage throughout.

Quick Overview

- Charming end-terraced cottage
- Two spacious double bedrooms
- Set across three floors
- Useful cellar storage space
- Peaceful village location
- Perfect for first-time buyers
- Lovely front and side gardens
- Excellent access to M6
- Off-Road Parking
- B4RN broadband available*



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Ultrafast
Broadband



Off-Road Parking

Property Reference: K7308



Front External



Front External



Living Room



Living Room

Set across three floors, the cottage offers spacious and versatile accommodation including two double bedrooms, a cozy living room, kitchen, cellar storage, attractive gardens and off-road parking. The property also benefits from excellent storage throughout. Upon entering the property, you are welcomed into the entrance hallway, which provides access to both the ground floor accommodation and upper floors. A door leads through into the inviting living room, a warm and cozy space featuring a gas fire with a wooden mantle and surround, complemented by a marble hearth. The room also benefits from a useful built-in storage cupboard, ideal for books or additional household storage, alongside a front aspect window allowing plenty of natural light.

A doorway with a step leads through to the kitchen, fitted with a range of wall and base units providing practical storage and workspace. The kitchen includes a Rangemaster four-ring gas hob with oven and grill beneath, extractor hood above, part tiled splash backs, sink and drainer, along with space and plumbing for an undercounter fridge or washing machine. A side aspect window overlooks the gardens.

From the kitchen, a door leads down to the cellar, a generous additional storage space complete with lighting and power, whilst also housing the property boiler.

To the first floor, bedroom one is a spacious double room featuring a built-in storage cupboard with shelving, providing excellent clothes or linen storage. The room also enjoys a pleasant front aspect outlook.

The bathroom is fitted with a three-piece suite comprising a panelled bath with handheld shower attachment, WC, and wash hand basin. There is also a further built-in storage cupboard, ideal for towels and toiletries, alongside part tiled walls and a side aspect window.

Stairs rise again from the landing to the second floor attic bedroom, a further well-proportioned double room featuring two Velux roof windows and an additional built-in storage cupboard with shelving.

Externally, the property enjoys lovely gardens to both the front and side. The front garden features a flagged pathway leading to the entrance door, bordered by the property's original stone's and planted with a variety of shrubs and plants. Across the driveway, the side garden includes a low-maintenance lawned area surrounded by established planting, a flagged pathway leading to a patio seating area, plus a greenhouse and garden shed.

2 Low Cottages would make an ideal purchase for a first-time buyer looking to create a home of their own, or for those seeking a characterful cottage in a peaceful village setting with excellent access to nearby amenities and the Lake



Kitchen



Kitchen



Cellar



Bedroom One



Bedroom One



Bathroom

District. Situated within a lovely and highly regarded part of Endmoor, early viewing is highly recommended to fully appreciate the charm, location, and potential this delightful cottage has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance hall

Living Room 14' 5" x 11' 5" (4.4m x 3.48m)

Kitchen 7' 2" x 6' 6" (2.2m x 2m)

Cellar 13' 9" x 9' 2" (4.2m x 2.8m)

First Floor

Bedroom one 14' 5" x 13' 9" (4.4m x 4.2m)

Cupboard

Bathroom

Second floor

Bedroom two 14' 1" x 13' 9" (4.3m x 4.2m)

Cupboard

Parking Off-road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band B

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

What3Words & Directions: [///slider.catchers.bullion](https://www.what3words.com/s/slider.catchers.bullion)
Leave Kendal on the A65 heading towards Endmoor, Continuing through summerlands. Once in Endmoor, turn left onto Woodside Road, then bear right onto Enyeat Road. Continue to the bottom of Enyeat Road, turning left onto Dove Nest Lane. Continue for 0.2 miles and 2 Low

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First Floor Landing



Bedroom Two



Side Garden



Side Garden



Side Garden

cottages will be on the right hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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).

Agent's Note: Please note that there is a meadow situated behind the side garden, which is held under a separate title and is available to purchase at an additional cost. For further information, please contact our office.

Meet the Team

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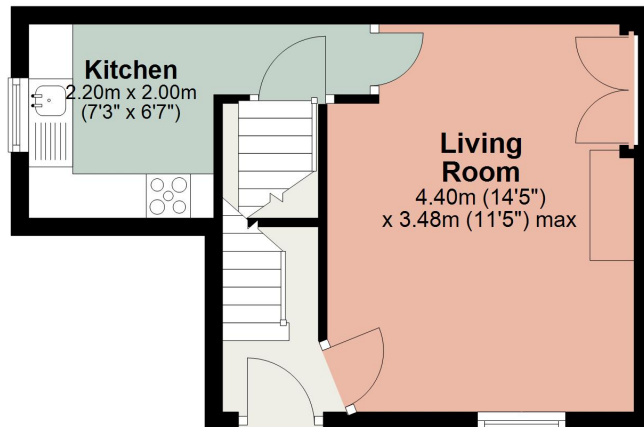


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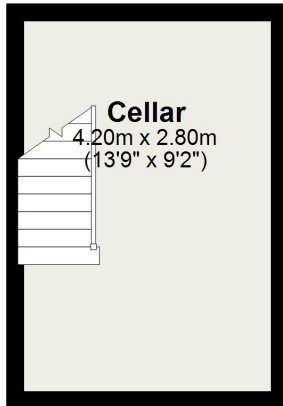
Ground Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



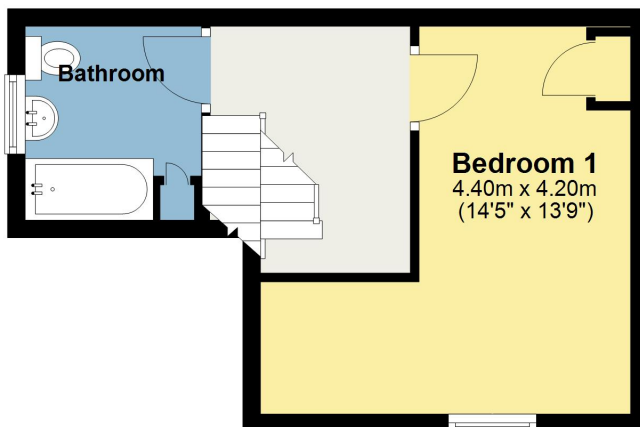
Basement

Approx. 11.8 sq. metres (126.6 sq. feet)



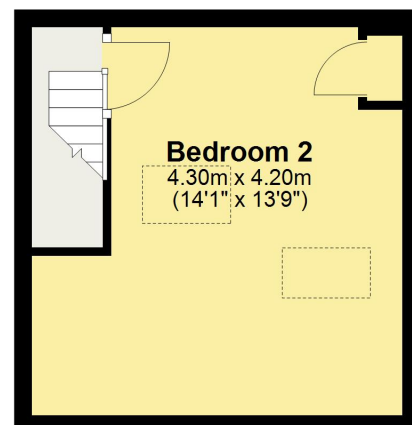
First Floor

Approx. 24.4 sq. metres (262.1 sq. feet)



Second Floor

Approx. 18.3 sq. metres (196.7 sq. feet)



Total area: approx. 79.8 sq. metres (858.7 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.

2 Low Cottages, Endmoor

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