



4 GARTH HEADS, KENDAL, LA9 4JL
£320,000

MILNE MOSER
SALES + LETTINGS

4 GARTH HEADS
KENDAL
LA9 4JL



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2



Permit Parking

OVERVIEW

An imaginatively designed property by a local architect, 4 Garth heads is both contemporary and unusual- a must see property, within the heart of Kendal. With stunning views over the town centre, the shops and amenities are just a short walk away. There are also green spaces close by such as Kendal Monument and Serpentine Woods. A perfect location for both socialising and escaping into nature.

The accommodation is over four floors with the entry level kitchen diner having fantastic views over the town towards Kendal Castle, a lovely lounge on the floor beneath leads to a balcony/roof terrace and the three bedrooms are over the two remaining lower levels. One of the bedrooms has an ensuite bathroom and there is a family shower room and a cloakroom/wc. An enclosed patio garden provides a low maintenance space to sit out. In great move in condition, decorated in neutral tones, you can easily fall in love with this unique home.

Well decorated throughout in neutral tones, this modern home is gas centrally heated and double glazed.





ACCOMMODATION

From Garth Heads, a shared gated courtyard leads to the three properties within the row. A double glazed door leads into:

KITCHEN DINER

14' 5" x 14' 9" (4.40m x 4.50m)

Having large double glazed windows to the rear aspect with outstanding views over rooftops towards fells and Kendal Castle. A further double window faces the front aspect and there is a glass balustrade/mezzanine over the lounge below. With room for a central table, the kitchen is fitted with pale mushroom shaded base and all units with wood block worktops, tiled splashbacks and a stainless steel one and half bowl sink with drainer. Gas hob with canopy over, an electric oven and an integrated dishwasher. Space for a fridge freezer. Three ceiling lights and downlights. Stairs lead down to the lower level lounge.

CLOAKROOM/WC

Fitted with a concealed cistern WC and pedestal wash hand basin. Radiator, wall light and an extractor. Conservation style skylight.

LOUNGE

14' 5" x 27' 3" (4.39m x 8.32m) maximum including platform
Double glazed French doors lead to the roof terrace/balcony and there are two further double glazed windows. The view from the balcony is lovely across town towards hills. Downlights to the ceiling, a ceiling light, two radiators and two wall lights. Both television and telephone points and a built in cupboard under the stairs. A platform has been created to the rear of the room which the current owners have cleverly utilised as a library area. Stairs continue down to the lower level bedrooms.

LOWER LEVEL LANDING

Ceiling light and continuing stairs to the ground floor/external.

BEDROOM

7' 6" x 13' 4" (2.28m x 4.07m)

Wall light light, a radiator and skylight.

BEDROOM

6' 6" x 8' 4" (1.98m x 2.54m)

Also having a skylight, radiator and ceiling light.



SHOWER ROOM

7' 2" x 5' 2" (2.18m x 1.58m)

Fitted with a three piece suite comprising quadrant shower cubicle, a pedestal wash hand basin and WC. A mirror with vanity light, extractor, ceiling light and heated towel rail. Tiling to the walls.

GROUND FLOOR HALLWAY

A double glazed door leads to the deck and patio garden. Ceiling light and a radiator.

BEDROOM

10' 5" x 10' 4" (3.18m x 3.14m) max

Overlooking the rear patio garden, the principal bedroom has a radiator, ceiling light and double glazed window.

ENSUITE BATHROOM

5' 7" x 8' 3" (1.71m x 2.51m)

A generous bathroom fitted with a white suite comprising bath, pedestal wash hand basin and WC. Mirror with vanity light, a wall light, extractor and heated chrome towel rail.

LAUNDRY

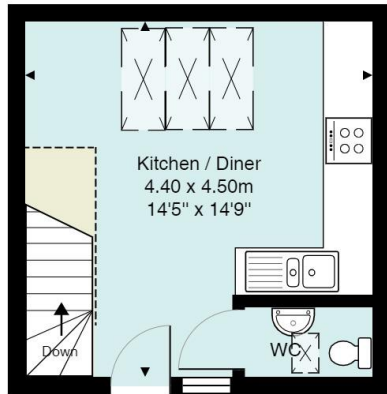
4' 4" x 9' 3" (1.31m x 2.83m) plus recess under stairs.

A useful addition to the property with plumbing for a washing machine and space for a condenser dryer. Wall light, extractor and hot water cylinder.

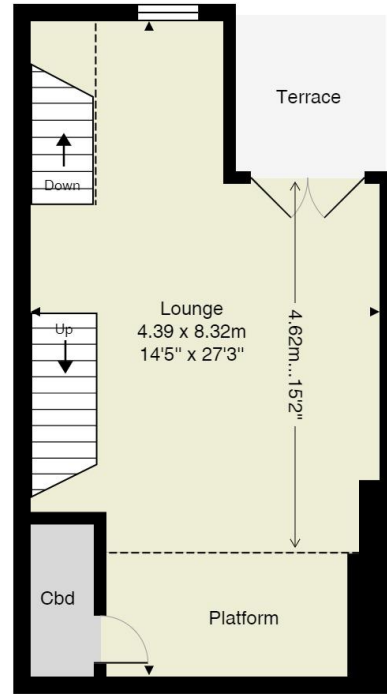
EXTERNAL

The enclosed rear patio style garden has been designed with low maintenance in mind. There is a raised deck adjacent to the house with steps leading down to a seating area with border beds, evergreens and space for pots. There is underhouse storage/undercroft having a wall light and housing the Vaillant boiler.

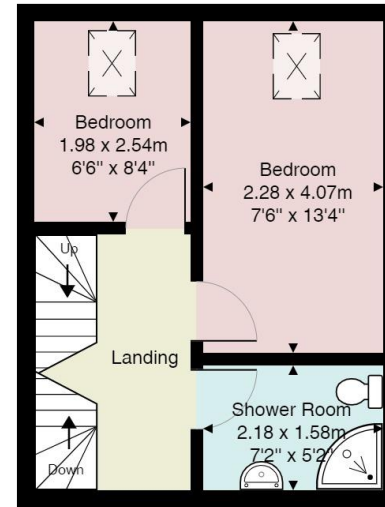




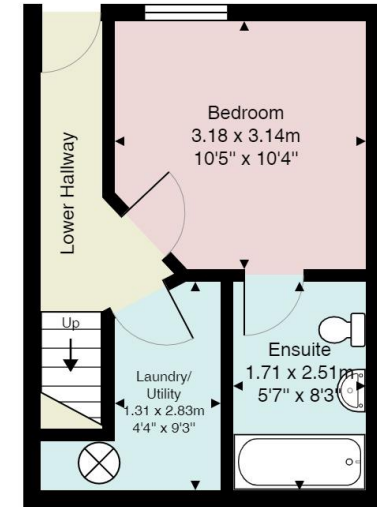
Entry Level



Lower Level 1



Lower Level 2



Lower Level 3 (Garden)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





DIRECTIONS

The property can only be reached on foot and is accessed principally from Garth Heads which runs from Beast Banks to Captain French Lane. The Brewery Arts Centre and Bowling Fell are easily accessed from Garth Heads. From the rear of the property, access to New Inn Yard is also available.

Parking is by permit in Zone C (mainly on Beast Banks).
what3words:///grape.tells.visits

GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: C



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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