



IVY COTTAGE, ENDMOOR, KENDAL, CUMBRIA, LA8 0ED
£600,000

MILNE MOSER
SALES + LETTINGS

IVY COTTAGE ENDMOOR KENDAL LA8 0ED



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DOUBLE GARAGE
& PARKING

OVERVIEW

With lovely views across the garden or open fields, Ivy Cottage offers buyers the best of both worlds. Well located for Kendal, Oxenholme Mainline Station and M6, perfect for commuters, and sitting on a generous plot, ideal for those wanting to grow their own produce and even own chickens. Extended from the original period cottage, the accommodation now boasts three reception spaces and three/four bedrooms. The accommodation has been adapted for multi-generational living and currently has two kitchens - the smaller of the two could easily be converted into a utility room leaving a spacious dining kitchen. There is a shower room on both floors.

Externally, Ivy Cottage is a real delight. The current owner has created lovely herbaceous beds surrounding two patios and there is a large veg garden and orchard. The rear garden is mainly lawned, bounded by trees, there is even a barked woodland walk and fenced off chicken run. At the side is a driveway, double garage and a hardstand, perfect for a caravan or trailer. Updated and maintained, improvements in the last couple of years include an overhaul to the roof, additional insulation and the installation of solar panels.

ACCOMMODATION

From the lane, a gated front garden leads to an open porch. A door with glazed insert leads into:





HALL

Stairs lead to the first floor and there is a ceiling light and electric radiator. Herringbone design wood block flooring.

WETROOM

5' 5" x 8' 11" (1.66m x 2.72m) max

Cleverly created under the stairs, the wetroom is a great addition to the property. Open shower area, a WC and pedestal wash basin. Aqua board panelling to the walls, a ceiling light, extractor and a chrome heated towel rail.

DINING ROOM

10' 7" x 15' 1" (3.22m x 4.60m)

A double glazed sash window faces the front aspect with view over fields. Two ceiling lights, a radiator and telephone point. A double sided multi fuel stove provides a focal point in both this room and the adjoining lounge and has a wood lintel shelf above. Alcove shelving with lighting. Glazed doors lead to the lounge.

LOUNGE

14' 11" x 17' 6" (4.55m x 5.33m)

Sliding patio doors lead to the side garden and there are two UPVC double glazed windows. Two ceiling lights and a radiator. Double sided multi fuel stove with wood lintel above and alcove shelving with lighting above.

SITTING ROOM

9' 10" x 15' 1" (3.00m x 4.60m)

A lovely second sitting room with a double glazed sash window to the front and glazed doors leading to the kitchen diner. Wood burning stove set to a wooden fire surround with tiled and slate hearth. Ceiling light and a radiator.



KITCHEN DINER

15' 9" x 15' 11" (4.81m x 4.84m) max

UPVC double glazed windows over the rear patio and garden. Fitted with beech style base and wall units, pull out larder unit, dark worktops and tiled splashbacks. Gas hob with hood above, an electric oven and ceramic one and a half bowl sink with drainer. Plumbing for a washing machine, space for a fridge freezer and a family dining table. The Vaillant boiler is concealed to a wall cupboard and there is a radiator and three ceiling light. External door to the side.

KITCHEN

10' 5" x 8' 10" (3.18m x 2.70m)

Updated in recent years, the second kitchen could easily be adapted, creating a utility room. Fitted with modern white matte base and wall units with a pull out corner carousel and a stainless steel one and a half bowl sink with drainer. Electric hob with hood above, electric oven, ceiling light and chrome heated towel rail. UPVC double glazed windows overlook the patio and garden and there is an external door. A nook for a fridge freezer has been created and there are tiled splashbacks.

LANDING

Semi divided, the landing has a feature UPVC double glazed window and a ceiling light.

BEDROOM

16' 8" x 11' 7" (5.07m x 3.52m) max

Two UPVC double glazed windows overlook the rear garden. Two good sized cupboards with shelving and lights, a radiator and ceiling light.

BEDROOM

9' 10" x 15' 2" (3.00m x 4.63m)

Facing towards open fields at the front and the garden to the side, the second double bedroom has a ceiling light radiator and two double glazed windows.

BEDROOM

9' 11" x 15' 1" (3.03m x 4.60m)

A double glazed sash window faces the front aspect. Ceiling light and a radiator.

BEDROOM/STUDY

6' 11" x 11' 9"/5' 10" (2.12m x 3.58m/1.78m) max

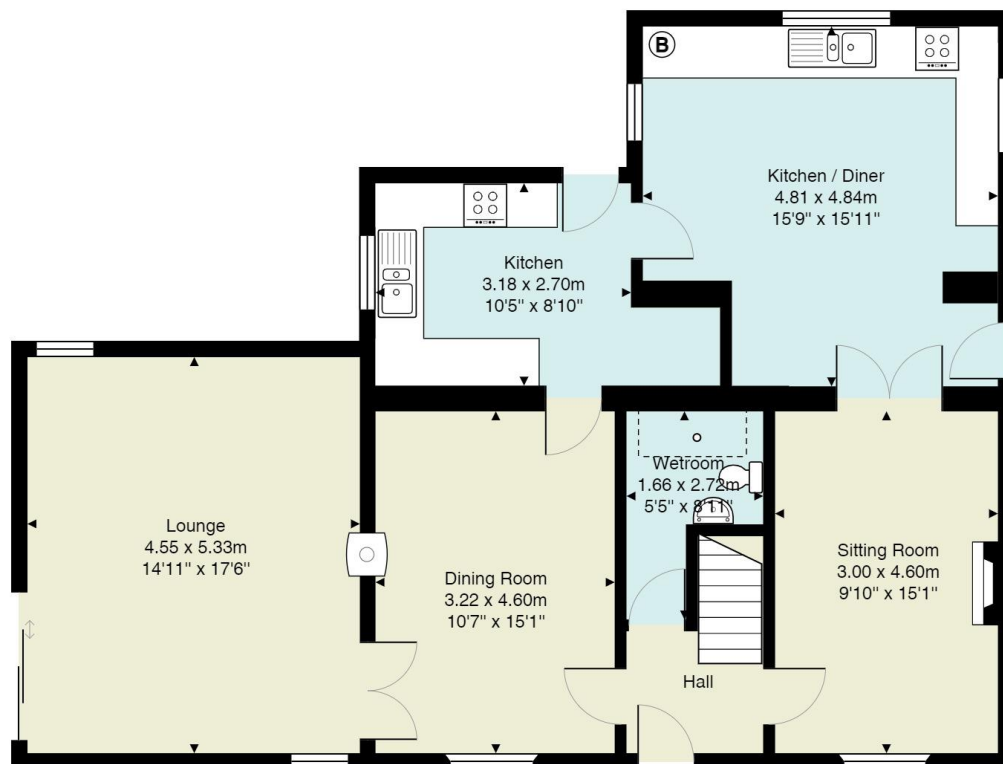
A versatile room equally suited as a craft or hobby room. A double glazed sash window to the front elevation, radiator and ceiling light.

SHOWER ROOM

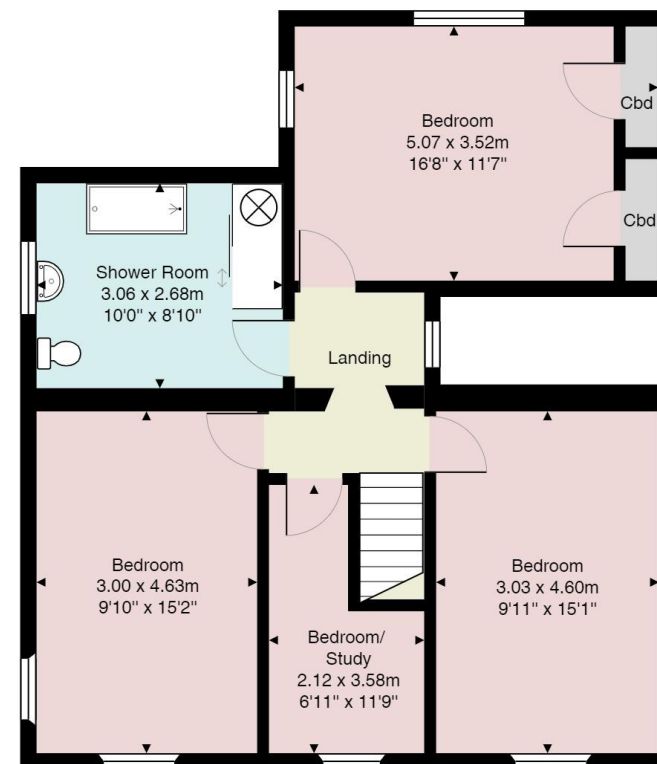
10' 0" x 8' 10" (3.06m x 2.68m)

UPVC double glazed window to the side aspect. Fitted with a WC, pedestal wash basin and a double shower cabinet. Built in double cupboard with mirrored sliding doors, shelving and housing the hot water cylinder. Radiator, ceiling light and tiling to the walls.





Ground Floor



1st Floor

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





EXTERNAL

Ivy Cottage sits on a deceptive plot - semi divided by a wall, the garden is in two halves - a productive side and traditional lawned garden. Immediately behind the property is a good side patio terrace surrounded by herbaceous borders, steps lead to the large lawned side/rear garden and there is a second private patio tucked away to the side. Bounded by trees, a barked woodland walk has been created - perfect for adventurous children. To the side of the house is a generous vegetable garden and drying patio. The orchard boasts apples, pears, plum and damson trees and there is a gated chicken run. To the front is a low maintenance garden with space for pots and furniture. A double driveway leads to the garages and a gated hard stand.

DOUBLE GARAGE

9' 7" x 15' 11" (2.92m x 4.85m)

9' 1" x 16' 0" (2.77m x 4.88m)

Internally split into two with both garages having electric up an over doors and power. UPVC double glazed window and a pedestrian door.

DIRECTIONS

Leaving Kendal on A65, Burton Road, proceed out of town passing Asda and Westmorland General Hospital. Continue through Barrows Green and past signs to Stainton. On reaching the crossroads with Gatebeck and Summerlands, turn right following signs to Summerlands onto Eskrigg Lane. The property is immediately on the right hand side.
[what3words:///perfumes.dance.fuzzy](https://www.what3words.com/perfumes.dance.fuzzy)

GENERAL INFORMATION

Services: Mains Water, Gas and Electric. Private Drainage via Septic Tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. Solar Panels with Battery Storage. FTTP Full Fibre Broadband connected. Tenure: Freehold
 Council Tax Band: F

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit
www.ofcom.org.uk/phones-telecoms-and-internet/coverage



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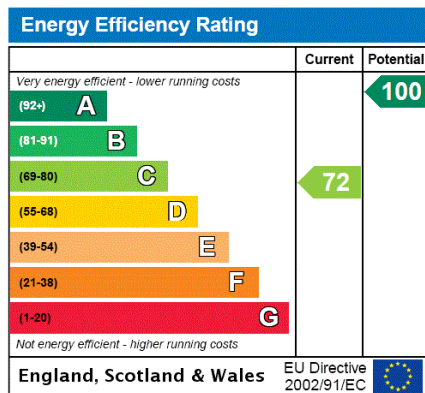
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