



VENTNOR, SANDYLANDS ROAD, KENDAL, CUMBRIA, LA9 6EU
£339,950

MILNE MOSER
SALES + LETTINGS

VENTNOR
SANDYLANDS ROAD
KENDAL
LA9 6EU



OVERVIEW

Within walking distance of supermarkets, schools, railway station and town centre, this unique bow windowed four bedroom detached house dates back to the 1930s and really must be viewed to be appreciated. Tucked away from the hustle and bustle of Sandylands Road, the property has ample gated off road parking plus a garden and outside storage and workshop/utility. Internally there is a modern fitted kitchen, ground floor cloakroom, a lounge with doors to the garden plus an excellent family dining room. The well balanced first floor accommodation has four bedrooms - one of which has a dressing room - and there is a four piece bathroom. From the first floor are lovely views across the Kendal Castle and hills. Gas centrally heated and UPVC double glazed (except workshop). The current owners have undertaken modernisation works throughout the property with some work still to complete.

ACCOMMODATION

The property can be accessed both at the front and rear. UPVC double glazed doors lead into the entrance hall and, from the rear parking area, into the kitchen.

HALL

Stairs lead to the first floor and there is a ceiling light and radiator. Wood style flooring runs seamlessly throughout the ground floor.

LOUNGE

9' 10" x 18' 4" (2.99m x 5.58m)

With space for everyone, the good sized lounge has two UPVC double glazed windows at the side and French doors leading to





the garden. A dressed stone wall creates a feature to the room and has an alcove for storage. Two radiators and two ceiling lights.

DINING ROOM

16' 2" x 12' 10" (4.94m x 3.90m) excluding bow window
A perfect multi use room with space for a family dining table, sofa and desk. A period UPVC double bow window overlooks the front garden with feature curved radiator below. Wooden fire surround with tiled inset and a flame effect electric fire. A further UPVC double glazed window to the side aspect and a ceiling light.

KITCHEN

16' 1" x 9' 0" (4.91m x 2.74m)
Fitted in 2024, the kitchen has attractive blue shaker style base and wall units, wood block worktops, a breakfast bar and a double stainless steel sink. Five ring induction hob with contemporary hood above, an eye level oven and grill plus plumbing and space for a dishwasher. The Vaillant boiler is concealed within a wall unit and there is a radiator and downlights to the ceiling. A UPVC double glazed window faces the rear aspect and there is a door leading to the parking area. A useful understair cupboard has a light and space for the fridge freezer.

WC

Frosted UPVC double glazed window. Fitted with a hand basin set to a woodblock top with cupboards beneath, co-ordinating wall cupboards are above. WC, heated towel rail, a ceiling light and tiling.

LANDING

A split landing with a ceiling light and access to the loft. Part boarded, the loft has a drop down ladder and a light.

BEDROOM

12' 2" x 11' 8" (3.70m x 3.57m)
Dual aspect, the largest bedroom has lovely views across rooftops towards distant hills. Radiators, ceiling light and two UPVC double glazed windows.

DRESSING ROOM

9' 11" x 7' 10" (3.02m x 2.40m)
Having two double wardrobes, this versatile space has two UPVC double glazed windows, a radiator and ceiling light.



BEDROOM

9' 11" x 10' 6" (3.02m x 3.21m)

Another double bedroom with dual aspect UPVC double glazed windows - the views are to Kendal Castle and distant hills. Ceiling light and a radiator.

BEDROOM

9' 1" x 10' 5" (2.77m x 3.18m)

UPVC double glazed window, a ceiling light and radiator.

BEDROOM

7' 0" x 8' 2" (2.14m x 2.49m)

The fourth bedroom has an open cupboard with shelving, a UPVC double glazed window, ceiling light and radiator. Being to the front of the property, there are views to hills and Kendal Castle.

BATHROOM

A good sized bathroom fitted with a quadrant shower cubicle, a curved end bath, pedestal wash hand basin and WC. The cubicle has both a fixed head and riser spray and there is a radiator, extractor and downlights to the ceiling.

EXTERNAL

A gated driveway and parking area is access via a lane from Sandylands Road, there is ample space for a number of cars or a trailer and van. There are external lights, a tap and socket. Open access at either side leads to the lawned garden area and there is a patio space adjacent to the front door and lounge French doors. There are two good sized garden sheds/stores. A separate area at the side, currently lawned and siting a polytunnel greenhouse, is rented from Electricity Northwest at a figure of £50 per annum.

WORKSHOP/UTILITY

13' 7" x 3' 7" (4.14m x 1.08m)

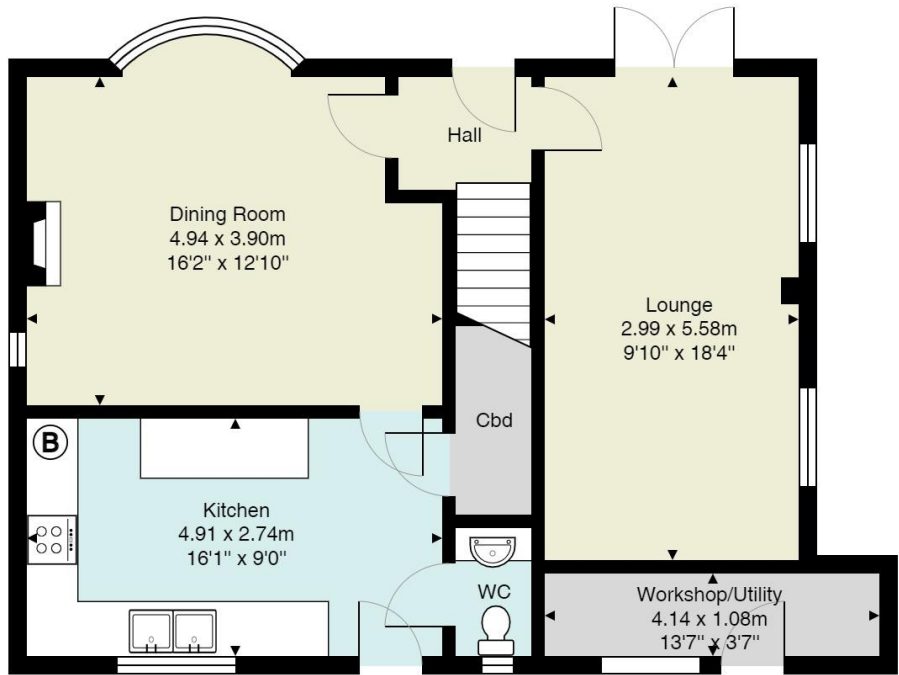
A versatile space with plumbing for a washing machine, power and light. Glazed door and a window.

DIRECTIONS

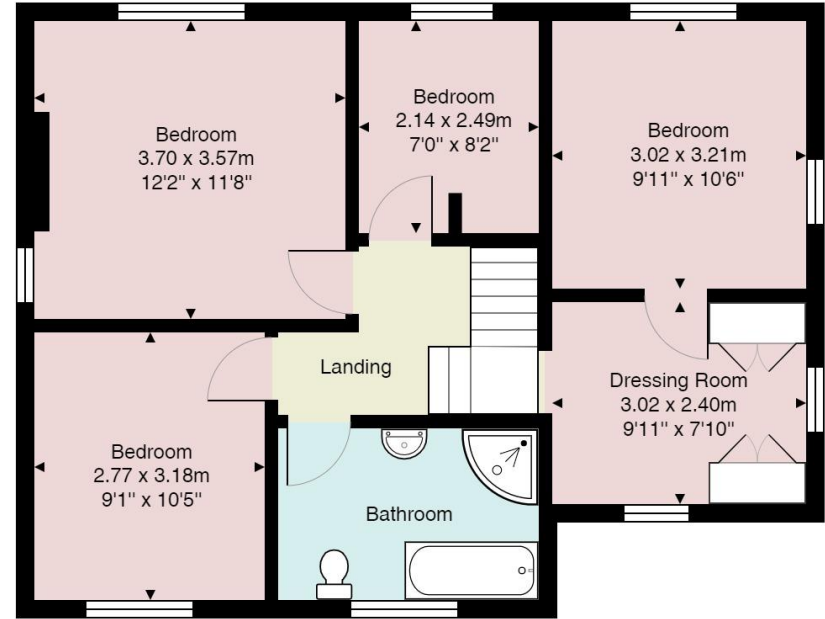
From Kendal Station, continue on Shap Road, turning right onto Appleby Road by The Duke of Cumberland. Turn right again onto Sandylands Road. The property is located just a short distance along, turning right down a small lane just after the memorial stonemasons.

what3words:///units.enjoy.device





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





GENERAL INFORMATION

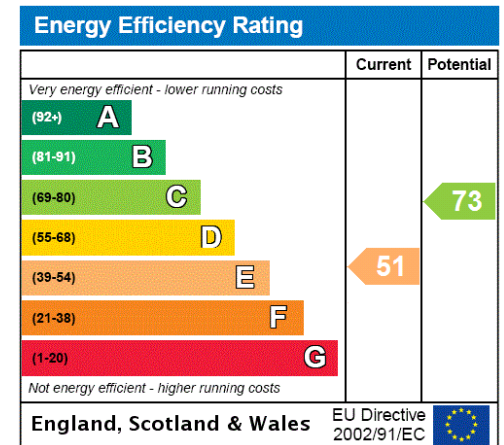
Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: E. Since the EPC was commissioned further improvements have been made.

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



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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