



The Lodge and Mini Lodge
Windermere Road, Kendal
Asking Price £675,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk



A rare opportunity to purchase two adjacent detached bungalows with scenic mountain views, set amidst generous gardens and grounds with a paddock, ample parking and double garage. Elevated position in the Lake District National Park on the fringe of Kendal offering easy access to the rest of the Lakes and the M6.







THE LODGE AND MINI LODGE

A fantastic opportunity to own two versatile properties with scenic countryside views and private gated access offering great potential for alteration and/or extension, subject to necessary planning consent.

Perfect for a family home with the addition of The Mini Lodge offering flexibility of ancillary living for dependent relatives or an annex for family and guests. Alternatively, The Lodge incorporated with The Mini Lodge could create a stunning single family residence.

There is privacy between the two bungalows and each have their own water and electricity supply.

There is also a fenced and gated paddock of approximately 0.35 acres, which is ideal for those with hobby farming interests or summer entertaining and activities.

Situated on the fringe of Kendal, within the Lake District National Park, a short drive from Windermere. The location offers easy access to the popular market town, the Lakes, local railway stations at Burneside and Kendal, the mainline railway station at Oxenholme, the M6 and is positioned well for access to amenities during bad weather conditions.

THE LODGE

A spacious detached bungalow built of local stone offering a sitting room, dining room, kitchen, three double bedrooms, bathroom, cloakroom, ample storage, delightful subtropical gardens, double garage, coal/wood store and garden store.

THE MINI LODGE

The flexible accommodation comprises a spacious sitting/dining room, kitchen, sun room, double bedroom, single bedroom, bathroom, generous lawn and parking.

THE LODGE

ENTRANCE HALL

4' 0" x 4' 0" (1.22m x 1.22m)

Single glazed door.

SITTING ROOM

18' 9" max x 14' 2" max (5.74m x 4.33m)

Two double glazed windows, electric storage heater, electric radiator, traditional open fireplace.

KITCHEN

14' 10" x 7' 1" (4.53m x 2.18m)

Two double glazed windows with garden views, electric storage heater, plinth heater, good range of base and wall units, stainless steel sink, granite worktops and upstands, built in double oven, electric hob with granite splashback and extractor hood, integrated fridge, freezer and dishwasher, built in washing machine, under wall unit lighting, tiled flooring, serving hatch to dining room.

DINING ROOM

13' 1" x 10' 3" (4.00m x 3.14m)

Double glazed bay window with garden and countryside views, electric storage heater, fitted window bench with storage, wall lights, serving hatch to kitchen.

INNER HALL

25' 8" max x 9' 5" max (7.83m x 2.88m)

Single glazed door, two double glazed windows, electric storage heater, airing cupboard with shelves, ample built in cloaks and storage space.

BEDROOM

14' 1" max x 12' 0" max (4.30m x 3.68m)

Double glazed window, electric storage heater.

BEDROOM

12' 3" max x 11' 11" max (3.74m x 3.65m)

Double glazed window, electric storage heater, cornice, ceiling rose.

BEDROOM

11' 4" max x 8' 8" max (3.47m x 2.66m)

Double glazed window, wash hand basin with tiled splashback, fitted mirror with glass shelf.

BATHROOM

7' 6" max x 6' 2" max (2.31m x 1.88m)

Double glazed window, heated towel radiator, electric storage heater, wall mounted electric heater, three piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity and "P-shaped" bath with electric shower over, fitted mirrored wall unit, fitted mirror and glass shelving, recessed spotlights, extractor fan, shaver point, tiling to walls and floor.





CLOAKROOM

5' 5" max x 2' 10" max (1.66m x 0.87m)

Double glazed window, heated towel rail, wall mounted electric heater, two piece suite in white comprises W.C. with concealed cistern and wash hand basin, fitted mirrored wall unit, fitted mirror with glass shelf, recessed spotlights, tiling to walls.

MINI LODGE

PORCH

5' 8" max x 3' 5" max (1.74m x 1.06m)

Single glazed door, double glazed windows, exposed stone wall, slate tiled flooring.

SITTING/DINING ROOM

16' 0" max x 12' 4" max (4.88m x 3.78m)

Two double glazed windows with garden and Lake District mountain views, electric storage heater, electric radiator, decorative fireplace with electric stove, built in airing cupboard with shelves and housing a hot water cylinder, wall lights and loft access.

KITCHEN

9' 3" max x 5' 9" max (2.82m x 1.77m)

Double glazed plinth heater, base and wall units, stainless steel sink, cooker with extractor hood over, fridge freezer, washing machine, extractor fan, tiled splashbacks.

SUN ROOM

9' 10" x 8' 3" (3.01m x 2.53m)

Double glazed French doors to patio, two double glazed windows overlooking the garden and allowing plenty of light, electric storage heater.

BEDROOM

12' 8" x 9' 5" (3.87m x 2.88m)

Double glazed window, electric storage heater, coving.

BEDROOM

10' 4" max x 9' 5" max (3.16m x 2.89m)

Double glazed window, electric radiator, single glazed door looking through to the sun room.

BATHROOM

5' 10" max x 5' 8" max (1.78m x 1.74m)

Double glazed window, electric radiator, wall mounted electric heater, three piece suite comprises W.C., wash hand basin with tiled splashback and bath with tiled splashback and electric shower over, wall light with shaver point, coving.

DOUBLE GARAGE

19' 10" max x 18' 4" max (6.07m x 5.59m)

Timber sliding doors, pedestrian door, single glazed window, wash hand basin, light and power, water supply, fitted workbench and shelving.

COAL/WOOD STORE

7' 0" max x 6' 3" max (2.14m x 1.92m)

Timber door.

GARDEN STORE

6' 5" max x 3' 5" max (1.97m x 1.05m)

Timber door.

OUTSIDE

The impressive gardens and grounds, which extend to just under an acre, all benefiting from a combination of far reaching countryside and mountain views, include a fenced and gated 0.35 acre paddock, substantial well maintained lawns, patios, beautiful well stocked landscaped gardens offering many seating areas to take full advantage of the surroundings, a substantial double garage, off road parking, gated driveway parking to each bungalow, a coal/wood store and a garden store.

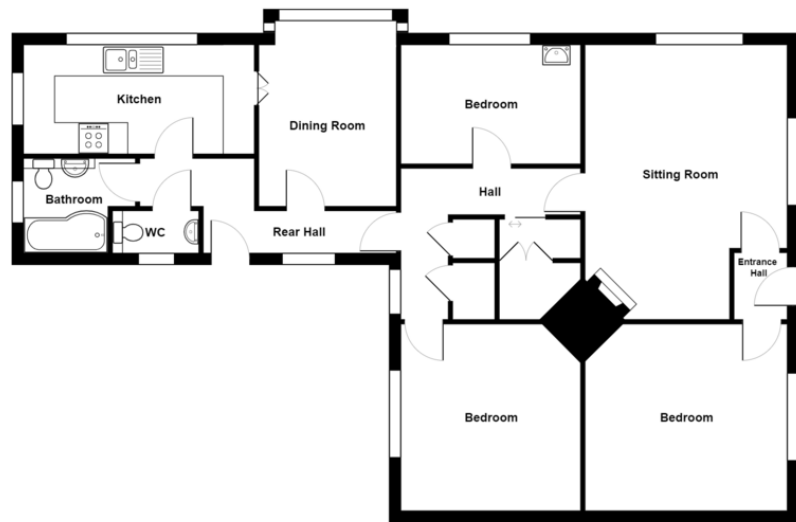
SERVICES

Mains electricity, mains water, non mains drainage.

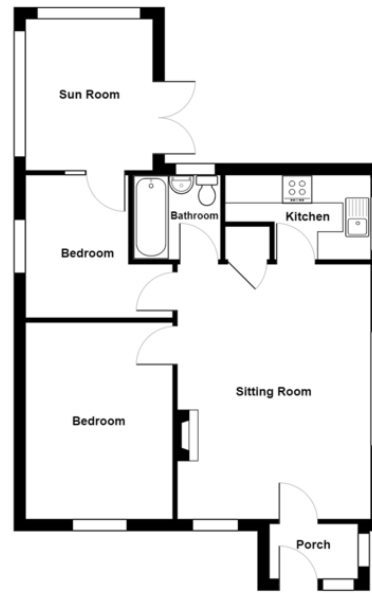
COUNCIL TAX BANDING

Currently Bands F and A as per the Valuation Office website.





The Lodge



Mini Lodge



Total Area: 156.2 m² ... 1681 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

DIRECTIONS

Proceed north out of Kendal on Windermere Road and at the roundabout take the third exit towards Windermere on the A591. Continue to turn right marked Burneside and immediately turn right into the lane parallel to the A591. The Lodge and Mini Lodge are the first properties you see on the lane.

WHAT3WORDS:

heartened.photocopy.pods

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