



The Bailey, 27 Beast Banks, Kendal
Asking Price £795,000

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An impressive period property with far reaching views located in Kendal's market town. Having five bedrooms, two reception rooms, breakfast kitchen, utility room, bathroom, two en suites, two cloakrooms, attic room, reading area, study space, substantial storage, patio and off road parking.



In the mountains we forget to count the days





THE BAILEY, 27 BEAST BANKS

A fantastic opportunity to purchase a substantial period residence having been completely renovated and extended in 2011 and given a design award by Kendal Civic Society in 2015. This impressive property, which is situated at the entrance to the historic and picturesque "Bowling Fell", an acre of beautiful greenery, boasts far reaching views across the market town towards open countryside, Benson Knott, the Howgills and Serpentine Woods and is conveniently placed for all of the town's amenities. The location offers easy access to both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and the M6.

The accommodation, which has been finished to a very high standard and is beautifully presented throughout, briefly comprises entrance hall, sitting room, dining room, excellent breakfast kitchen, reading area, utility room, cloakroom, doaks store and porch to the ground floor. There are four bedrooms, with three being generous doubles and two having en suite shower rooms, a four piece bathroom and a landing with study space on the first floor. The second floor offers a further double bedroom, cloakroom, versatile attic room and storage. The property benefits from double glazing and gas central heating with the second floor having electric heating.

Outside there is off road parking for two vehicles and an immaculate enclosed patio garden to the side, which also benefits from the lovely views.

GROUND FLOOR

ENTRANCE HALL

14' 9" x 4' 2" (4.51m x 1.29m)

Feature door with double glazed window over, radiator, oak flooring, recessed spotlights.

SITTING ROOM

18' 6" max x 12' 1" max (5.65m x 3.69m)

Double glazed sliding sash bay window with original painted panelling and working shutters, two radiators, modern inset electric fire with recess for television over, fitted cupboards and shelving to alcove, recessed spotlights, cornice, wall lights.

DINING ROOM

18' 6" max x 12' 0" max (5.65m x 3.67m)

Double glazed sliding sash bay window with original painted panelling and working shutters, two radiators, fitted shelving to alcoves, recessed spotlights, cornice, built in wine storage.

BREAKFAST KITCHEN

12' 7" max x 12' 1" max (3.86m x 3.70m)

Double glazed door and bifold doors to patio garden, radiator, excellent range of base and wall units, undermounted stainless steel sink to granite worktops and upstands, freestanding range cooker with five burner gas hob, feature glass splashback and extractor hood, space for American style fridge freezer, integrated dishwasher, recessed spotlights, under wall unit lighting, oak flooring.

READING AREA

9' 6" max x 5' 6" max (2.92m x 1.69m)

Double glazed door with adjacent window to patio garden, radiator, recessed spotlights, oak flooring.

INNER HALL

11' 5" max x 7' 2" max (3.50m x 2.19m)

Radiator, recessed spotlights, wood flooring, built in doaks and storage cupboard with lighting.

UTILITY ROOM

8' 7" x 6' 5" (2.62m x 1.98m)

Double glazed window, radiator, excellent range of base and wall units, stainless steel sink, plumbing for washing machine, space for tumble dryer, extractor fan, recessed spotlights, tiled splashbacks, oak flooring.

CLOAKROOM

5' 2" x 4' 3" (1.59m x 1.31m)

Double glazed window, radiator, two piece suite in white comprises W.C. with concealed cistern and wash hand basin, recessed spotlights, extractor fan, tiled flooring.

SIDE PORCH

5' 8" max x 4' 4" max (1.74m x 1.34m)

Double glazed door, radiator, oak flooring.





FIRST FLOOR

LANDING WITH STUDY SPACE

10' 7" max x 10' 4" max (3.23m x 3.17m)

Double glazed window, two radiators, recessed spotlights, built in airing cupboard with lighting housing radiator.

BEDROOM

12' 8" x 12' 2" (3.88m x 3.72m)

Three double glazed windows, radiator, recessed spotlights.

EN SUITE

10' 9" x 5' 4" (3.28m x 1.65m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin to vanity and fully tiled walk in shower with thermostatic shower fitment, fitted mirror with lighting, recessed spotlights, extractor fan, tiling to walls and floor.

BEDROOM

14' 3" max x 9' 4" max (4.35m x 2.86m)

Double glazed sliding sash bay window, radiator, recessed spotlights.

EN SUITE

6' 11" max x 5' 1" max (2.13m x 1.55m)

Heated towel radiator, three piece suite in white comprises W.C. with concealed cistern, wash hand basin and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror, recessed spotlights, extractor fan, shaver point, partial tiling to walls, tiled flooring.

BEDROOM

11' 5" max x 7' 3" max (3.48m x 2.23m)

Double glazed sliding sash window, radiator, recessed spotlights.

BATHROOM

8' 11" max x 8' 1" max (2.72m x 2.48m)

Double glazed feature window with bespoke fitted shutter, heated towel radiator, four piece suite in white comprises W.C. with concealed cistern, wash hand basin to vanity, bath and fully tiled shower cubicle with thermostatic shower fitment, fitted mirror with lighting, recessed spotlights, extractor fan, shaver point, partial tiling to walls, tiled flooring.

INNER HALL

3' 10" x 3' 6" (1.19m x 1.09m)

Radiator, recessed spotlights.

BEDROOM

15' 1" max x 12' 1" max (4.61m x 3.69m)

Double glazed sliding sash bay window, radiator, fitted oak wardrobes, cupboards and shelving, understairs storage cupboard with lighting, recessed spotlights.

SECOND FLOOR

ATTIC ROOM

14' 8" x 11' 6" (4.49m x 3.51m)

Double glazed Velux window, electric radiator, exposed beam.

BEDROOM

14' 0" max x 12' 4" max (4.28m x 3.78m)

Double glazed feature window, electric radiator, built in oak wardrobes and cupboards, exposed beams.

CLOAKROOM

5' 6" x 5' 1" (1.68m x 1.56m)

Two piece suite in white comprises W.C. and wash hand basin, fitted shelf, exposed beam.

STORAGE

19' 1" max x 9' 10" max (5.83m x 3.02m)

Lighting, gas central heating boiler, fitted shelving.

OUTSIDE

There is gated off road parking for two vehicles at the front of the house where there are views towards the Howgills, there is also additional residents permit parking. An enclosed patio garden is located at the side of the property which has views towards Benson Knott and a garden shed.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently band F as per the Valuation Office website.





The Bailey, 27 Beast Banks, Kendal
Total Area: 219.2 m² ... 2359 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From Kendal Town Hall proceed up Allhallows Lane and Beast Banks to find The Bailey being the detached house located on the left immediately before the entrance to Bowling Fell.

WHAT3WORDS: error.brave.oasis

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