



Kendal

£650,000

35 Sedbergh Road, Kendal, Cumbria, LA9 6AH

Tucked back from the main road, 35 Sedbergh Road is a beautiful Victorian family home, lovingly owned for over 45 years, that exudes grandeur across three storeys. The property is set behind an ornately landscaped, south-facing front garden and driveway, offering ample off-road parking. Inside, the charm of the era is immediately evident with features such as high ceilings, a pitch pine staircase, deep skirtings, and plaster cornices. Ready for a new owner to modernise, the ground floor includes a welcoming vestibule, cloakroom, grand entrance hall, bright living room, dining room, morning room and kitchen.

The upper floors continue to showcase the home's historic beauty, offering four bedrooms, a family bathroom, and two storage rooms nestled under the eaves. Outside, the property boasts extensive lawns and pathways that enhance its serene ambiance. Along with ample off-road parking, a garage provides additional convenience. With no upward chain - a viewing is highly recommended!

Quick Overview

- Splendid Victorian family home
- Bright living room with tall bay windows
- Formal dining room, breakfast area & kitchen
- Four bedrooms & house bathroom
- Architectural & design contribute to the character
- Large driveway & garage
- Located on an expansive & slightly elevated plot
- Beautiful rear garden with mature trees & shrubs
- No upward chain - Viewing recommended
- Ultrafast broadband is available



4



1



3



E



Ultrafast
broadband is
available



Large driveway &
garage

Property Reference: K6871



Reception Hall



Formal Dining Room



Morning Room



Living Room

Property Overview: To set the scene and location, Kendal Town is known as the 'Gateway' to the Lakes boasts a library, supermarkets, churches, banks and medical practices, as well as specialist artisan providers and independent traders. A leisure centre is located on the outskirts of the town, while a renowned venue for theatre, cinema, music and cultural events – The Brewery Arts Centre – is at the hub of Kendal's arts scene.

A near perfect location for those needing national and regional communications, with the M6 motorway and the mainline railway station at Oxenholme being a short drive away.

Discover the timeless beauty of 35 Sedbergh Road, a remarkable Victorian home in Kendal's conservation area just east of the town centre. This exquisite property features stunning architecture and an air of grandeur, complemented by a beautiful lawned rear garden with pathways and ample space for outdoor entertaining.

Convenience is key, with off-road parking for up to 4/5 vehicles and easy access to local amenities and a number of 'good' Ofsted-rated primary and secondary schools. Kendal Castle is only a short walk away which is very popular for exploring with the family and dogs!

Stepping into the welcoming vestibule entrance with its attractive tiled flooring you will begin to appreciate the sheer size of the property that awaits in front of you. On your right is a large cloakroom with plentiful space for hanging up everyday coats. There is a pedestal wash hand basin and a separate W.C.

The reception hall sets the scene with its pitch pine stair case, tiled fireplace, arched alcove and archway, deep plaster cornices, and picture rails, which are features that continue throughout the house. Many original details have been preserved over the years, including deep skirtings and architraves, fireplaces and original windows. A door leads to the rear porch with access to the garden.

The grandeur of the sitting room is highlighted by two tall glazed bay windows that overlook the rear garden, flooding the room with natural light. The fireplace, with its tiled surround and hearth, adds to the room's elegance.

Opposite the sitting room is the formal dining room, featuring a tall bay window that overlooks the front garden and driveway. A cupboard provides useful storage and the room includes another attractive tiled fireplace. There is a hidden hatch through into the morning room.

The morning room adjacent to the kitchen, including working servants bells, offers versatile potential for the new owner, who might seek consent to create a modern open-plan kitchen. The pantry, equipped with shelving, original slate bottomed meat safe (or cold store) and a window, provides additional everyday storage. The kitchen itself features a range of wall, base and drawer units with working surfaces and two inset stainless steel sinks. Appliances include an electric hob and built-in oven, with space for a fridge freezer, dishwasher, and plumbing for a washing machine. A door and windows offer views of the front, side, and rear gardens.

Returning to the pitch pine staircase in the reception hall, it leads to the first floor and features a Westmorland-style window with the most beautiful view of the rear garden and Benson Knott in the distance. At the top of the grand split landing you will immediately notice the high ceilings and beautiful arches above. To your right, a short flight of steps leads to the second floor. Additionally, there is under stairs storage.

On the first floor, you will find three bedrooms. Bedroom one is a large and spacious double, showcasing beautiful original features from the high ceiling down to the deep skirtings, with a lovely outlook over the side garden. It also includes a cupboard with shelves for storage and a pedestal wash hand basin with a shaver point in the corner. The second bedroom is also a double, enjoying views of the side and front gardens. There is a pedestal wash hand basin with shavers point. The third bedroom, a good-sized single with views of the front garden, a new owner could easily utilise this room as their very own home office.

The house bathroom is on this level and features a three-piece suite, comprising a panel bath with a Mira shower overhead, a pedestal wash hand



Living Room



Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Bathroom

basin, and a WC. The walls are tiled, and there is an airing cupboard with a heated towel rail and wooden shelves for towels and linen.

On the second floor, you will find the fourth bedroom and two large storage rooms under the eaves. Bedroom four is a double bedroom with a painted cast iron fireplace and corner cupboard with a hanging rail for additional storage. It includes two large void spaces either side with a small window, accessed by a small hatch, creating potential for opening out the top floor.

Situated on a large, slightly elevated plot, offering extensive gardens and grounds that provide privacy and seclusion. The front features a gravel driveway with ample parking for multiple vehicles, leading to the garage. The gravel area extends to the rear, where you will find a large, well-maintained lawn bordered by mature hedgerows and mature trees. A pathway leads to a secluded garden area with trees and additional lawn space, perfect for outdoor games and family gatherings in the warmer months, together with an area to create a kitchen garden.

Accommodation with approximate dimensions:

Ground Floor:

Welcoming Vestibule

Cloakroom

Reception Hall

Rear Porch

Inner Hallway

Splendid Living Room

21' 1" x 16' 8" (6.45m x 5.09m)

Formal Dining Room

17' 7" x 14' 9" (5.38m x 4.52m)

Morning Room

14' 9" x 12' 4" (4.50m x 3.78m)

Pantry

Kitchen

19' 5" x 8' 7" (5.94m x 2.62m)

First Floor:

Grand Split Landing

Bedroom One

18' 11" x 13' 6" (5.79m x 4.13m)

Bedroom Two

13' 11" x 12' 5" (4.26m x 3.79m)

Bedroom Three

11' 1" x 7' 1" (3.38m x 2.18m)

House Bathroom

Second Floor:

Landing

Bedroom Four

11' 10" x 11' 6" (3.61m x 3.53m)

Eaves Storage Room One

12' 9" x 12' 4" (3.91m x 3.78m)

Eaves Storage Room Two

18' 11" x 13' 6" (5.79m x 4.13m)

Parking & Garage: 21' 5" x 10' 9" (6.53m x 3.30m) The front boasts a gravel driveway with ample parking for multiple vehicles, leading to the detached garage.



Bedroom One



Bedroom One



Rear Landscaped Garden



Aerial Garden Shot



Rear Landscaped Garden

Services: Mains gas, water and electricity.

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words Location & Directions: [///normal.dive.closet](https://www.what3words.com/normal.dive.closet)

Situated in a popular residential area the property can be found from Kendal Town Centre by proceeding along (A685 to Sedbergh) Castle Street passing under the railway bridge and continuing onto Sedbergh Road. Proceed past the turning for Sandylands Road and 35 Sedbergh Road can be found on your left hand side.

A Couple of Thoughts From The Owners: "A happy home perfect for large family gatherings and parties, with croquet on the lawn, games and G&T's in the beautiful secluded gardens."

"A wonderful family home through the generations with beautiful secluded gardens, lovely views and in a perfection location."

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711

Mobile: 07469 857687

keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Book Online Now



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Sedbergh Road, Kendal, LA9

Approximate Area = 2683 sq ft / 249.2 sq m

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Garage = 232 sq ft / 21.5 sq m

Total = 2957 sq ft / 274.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1153445

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/07/2024.

Request a Viewing Online or Call 01539 729711