



Bridge House, Helsington Laithes, Kendal
Asking Price £650,000

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Thomson Hayton Winkley



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An impressive detached residence set amidst beautiful gardens and grounds in a sought after residential area to the fringe of the market town of Kendal. Having three bedrooms, two reception rooms, breakfast kitchen, bathroom, en suite, cloakroom, garage with utility space and driveway parking.







BRIDGE HOUSE

An exceptionally attractive detached house with lovely views, well maintained driveway and patios and beautiful established gardens and woodland in a sought after residential area on the fringe of the popular market town of Kendal. The location offers easy access to road links for the M6 motorway and the Lake District National Park and also to the Mainline railway station at Oxenholme.

The well presented accommodation offers a porch, generous entrance hall with cloakroom, dual aspect sitting room with woodburning stove, dual aspect dining room with study space and breakfast kitchen with access to the garage with utility space on the ground floor. The first floor, which has far reaching views towards fells and countryside, is accessed via a generous landing leading to a double bedroom with en suite shower room, two further double bedrooms and a bathroom. The property benefits from double glazing and gas central heating.

Outside there are substantial gardens and grounds which include a combination of landscaped gardens, seating areas, high quality summer house, garage, ample driveway parking and an area of woodland accessed via a bridge over a small beck.

GROUND FLOOR

PORCH

9' 8" max x 5' 4" max (2.96m x 1.64m)

Double glazed door and windows, radiator, built in cupboards.

ENTRANCE HALL

16' 0" max x 10' 3" max (4.88m x 3.13m)

Double glazed door to porch, radiator, built in cloaks and storage cupboard with lighting, coving, dado rail.

SITTING ROOM

20' 1" max x 15' 6" max (6.14m x 4.74m)

Three double glazed windows, radiator, woodburning stove to feature fireplace, exposed beams, recessed spotlights, coving.

DINING ROOM

17' 6" x 12' 5" (5.34m x 3.80m)

Three double glazed windows, radiator, built in cupboards, coving.

BREAKFAST KITCHEN

19' 9" max x 8' 9" max (6.03m x 2.67m)

Painted door with double glazed panels, two double glazed windows, radiator, good range of base and wall units, undermounted stainless steel sink to green slate worktops, AGA with extractor hood over, integrated fridge and freezer, plumbing for dishwasher, fitted shelving, recessed spotlights, under wall unit lighting, tiled splashbacks, tiled flooring, access to garage with utility space.

CLOAKROOM

4' 11" max x 3' 4" max (1.52m x 1.03m)

Radiator, W.C. and wash hand basin in white, wall light with shaver point, fitted mirror, extractor fan, tiling to walls and floor.





FIRST FLOOR

LANDING

10' 9" max x 5' 10" max (3.28m x 1.79m)

Double glazed window and Velux window, loft access, exposed beam, dado rail.

BEDROOM

15' 7" max x 14' 2" max (4.77m x 4.33m)

Double glazed window and Velux window, radiator, built in wardrobes, fitted cupboards, drawers, shelving and dressing table, recessed spotlights, loft access.

EN SUITE

8' 4" max x 5' 6" max (2.56m x 1.70m)

Double glazed window, radiator three piece suite in white comprises W.C., wash hand basin to vanity and fully panelled shower cubicle with thermostatic shower fitment, recessed spotlights, extractor fan, fitted shelving, painted tongue and groove panelling to walls.

BEDROOM

12' 7" max x 9' 1" max (3.84m x 2.79m)

Double glazed window, radiator, built in wardrobe, fitted shelf, exposed beam.

BEDROOM

12' 7" max x 8' 3" max (3.86m x 2.53m)

Double glazed window, radiator, built in wardrobe, fitted shelf.

BATHROOM

7' 7" x 5' 4" (2.32m x 1.65m)

Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, fitted wall unit, mirror and glass shelf, extractor fan, tiling to walls and floor.

GARAGE WITH UTILITY SPACE

19' 11" max x 10' 1" max (6.09m x 3.08m)

Up and over door, Belfast sink, light and power, fitted worktop, base units and shelving, gas combination boiler plumbing for washing machine, space for tumble dryer and fridge, mezzanine storage.

SUMMER HOUSE

12' 4" max x 12' 2" max (3.78m x 3.73m)

Single glazed French doors and windows, light and power, air conditioning unit, oak flooring.

OUTSIDE

Accessed via an attractive stone built bridge, Bridge House boasts impressive gardens and grounds which includes a garage, ample driveway parking, patio seating areas, established well stocked flower beds, a screened area with timber shed, bin storage and wood storage, a substantial lawn where there is a high quality summerhouse and a delightful footbridge over the small beck leading to an area of woodland.

SERVICES

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

COUNCIL TAX BANDING

Currently Band G as per the Valuation Office website.

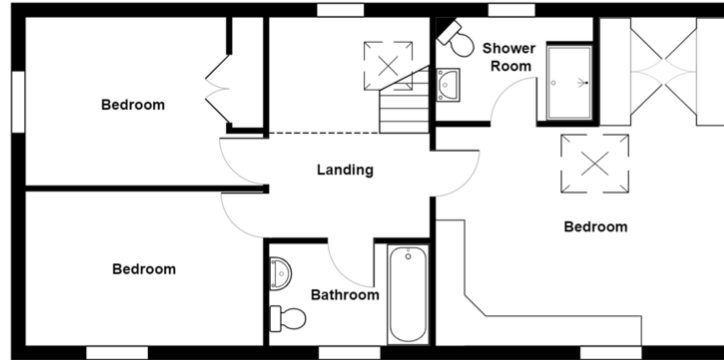




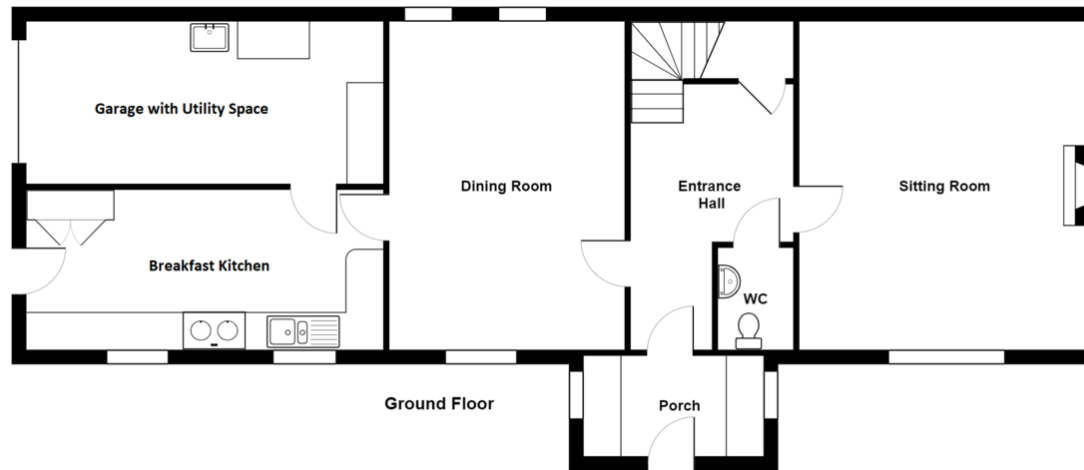
Bridge House, Helsington Laithes, Kendal

Total Area: 166.1 m² ... 1788 ft²

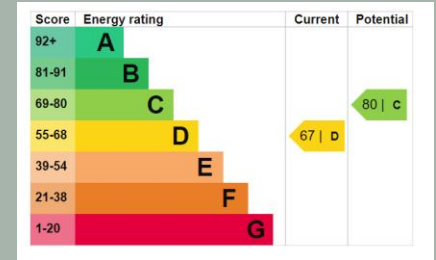
For illustrative purposes only - not to scale.
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First Floor



Ground Floor



DIRECTIONS

Travel south out of Kendal along Milnthorpe Road. After passing Hadwins car dealership on the left immediately take the right turn signposted Helsington Laithes. Continue along the drive and bear right over the bridge to find Bridge House being located on the right.

WHAT3WORDS: milk.offer.blast

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