

Sunny Cote, Sunnyside, Kendal Asking Price £660,000 Your Local Estate Agents **ThomsonHaytonWinkley** 



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#### ACCOMMODATION

Sunny Cote is a substantial, imposing detached period residence situated in an elevated position opposite Fletcher Park in this very desirable residential area to the south of the market town of Kendal. Offering convenient access to all the local amenities as well as the M6 motorway, Oxenholme Railway Station and the Lake District National Park. The property offers the new owners an opportunity to restore this residence to it's former glory and create a fine family home of immense character and style.

The accommodation briefly comprises enclosed porch, entrance hall, sitting room, dining room, breakfast kitchen, utility room, porch and cloakroom to the ground floor. The first floor has three double bedrooms, one with a dressing room and box room connected offering potential for an en suite, a family bathroom and a cloakroom.

Outside are generous gardens and grounds with lawns surrounded by mature trees and established shrubbery, patio seating area, walled garden, ample parking and a double garage.

Please note that there is an adjacent parcel of land available with planning application in process should the new owner want to relocate the existing garage to improve the layout of the garden – this is available by separate negotiation.

# FRONT PORCH

11' 11" x 4' 2" (3.65m x 1.29m) Patio doors, tiled floor.

### ENTRANCE HALL

8' 9" x 6' 2" (2.68m x 1.89m) Feature leaded front door and window, radiator, understairs cupboard.

### SITTING ROOM

21' 6" to bay x 13' 3" (6.57m x 4.06m) Single glazed bay window, single glazed side window, two radiators, gas fire, cornice, picture rail.

# **DINING ROOM**

20' 2" x 13' 3" (6.15m x 4.04m) Single glazed bay window with stained glass, single glazed side window, two radiators, open fire, wall lights, exposed beams.

# DINING KITCHEN

13' 5" x 11' 6" (4.11m x 3.51m)

Two single glazed windows, radiator, range of base and wall units, double stainless steel sink, electric hob, oven and microwave, plumbing for a dishwasher, space for a fridge freezer, serving hatch to sitting and dining room.

# SIDE ENTRANCE/PANTRY

12' 0" x 7' 5" (3.66m x 2.27m) Single glazed door, single glazed window, radiator, Belfast sink, built in storage, tiled flooring.

# UTILITY/BOOT ROOM

8' 6" x 7' 11" (2.61m x 2.42m) Door to the rear, two single glazed windows, Belfast sink, plumbing for a washing machine, gas central heating boiler.

# CLOAKROOM

5' 8" x 3' 8" (1.73m x 1.13m) Single glazed window, radiator, W.C. wash hand basin, tiled flooring.









### FIRST FLOOR LANDING

16' 11" x 3' 3" (5.17m x 1.00m) Single glazed door to the covered balcony, single glazed leaded window.

#### BEDROOM

13' 2" to bay x 11' 7" (4.03m x 3.55m) Single glazed bay window, radiator, cornice, picture rail.

# BEDROOM

18' 0" x 8' 7" (5.49m x 2.63m) Two single glazed windows, two radiators, wash hand basin to vanity, picture rail, loft access.

#### BEDROOM

12' 2" x 12' 2" (3.73m x 3.72m) Two single glazed windows, radiator, picture rail.

# DRESSING ROOM

9' 1" x 9' 0" (2.79m x 2.75m) Single glazed window, radiator, picture rail. Door to box room.

# BOX ROOM

10' 4" x 9' 10" (3.15m x 3.01m) Single glazed window, with potential to create an en suite.

# BATHROOM

11' 8" x 9' 6" (3.57m x 2.92m) Single glazed window, radiator, three piece suite comprises wash hand basin, bath and shower with thermostatic shower, part tiled walls, built in airing cupboard housing the hot water cylinder.

#### **CLOAKROOM** 5' 5" x 3' 7" (1.67m x 1.11m) Single glazed window, W.C.

#### DOUBLE GARAGE

Two electric up and over doors, light and power.

### OUTSIDE

The generous gardens and grounds extend to three sides with lawns to the side and rear with established trees shrubbery and planting. There is an additional walled lawned garden with a patio seating area and summer house. There is ample off road parking, double garage and a coal store and outhouse offering the potential to create a home office or gym.

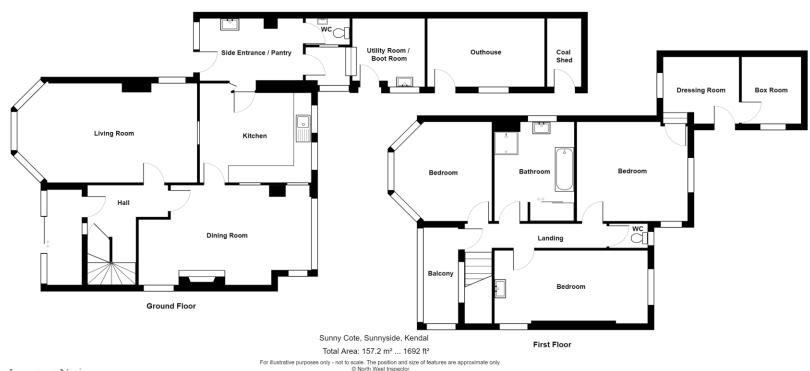
**OUTHOUSE** 13' 10" x 7' 11" (4.23m x 2.42m) Single glazed window, light.

**COAL SHED** 8' 2" x 4' 0" (2.50m x 1.23m)

**COUNCIL TAX BANDING** Currently Band F - as per the Valuation Office website.

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





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# Your Local Estate Agents Thomson Hayton Winkley



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#### DIRECTIONS

Travel south out of Kendal town along Aynam Road and take the third left on to Parr Street and continue over the bridge on to Sunnyside and Sunny Cote is the second to last house on the left. WHAT3WORDS froze.grit.pepper

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