



Sunny Cote, Sunnyside, Kendal
Asking Price £660,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk







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 its 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.





Sunny Cote, Sunnyside, Kendal
Total Area: 157.2 m² ... 1692 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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

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.

Your Local Estate Agents Thomson Hayton Winkley



Kendal Office
112 Stricklandgate
Kendal
T. 01539 815700
E.kendal@thwestestateagents.co.uk

Windermere Office
25b Crescent Road
Windermere
T. 015394 47825
E.windermere@thwestestateagents.co.uk

Grange-over-Sands Office
Palace Buildings
Grange-over-Sands
T. 015395 33335
E.grange@thwestestateagents.co.uk

Kirkby Lonsdale Office
29 Main Street
Kirkby Lonsdale
T. 015242 71999
E.kirkby@thwestestateagents.co.uk

THW Estate Agents Limited. Company registered in England and Wales No 10487566.

www.thwestestateagents.co.uk



THW Estate Agents
Best Small Agency in North West

Gold Sales | Gold Lettings

