



3 The Old Woodyard, High Tenterfell  
Kendal

Asking Price £335,000

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Thomson Hayton Winkley



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A charming traditional mid terrace property pleasantly tucked away in small development centrally located within the market town of Kendal. Having a sitting room, dining kitchen, three bedrooms, bathroom, en suite, study, utility room, double glazing, gas central heating and parking.







### 3 THE OLD WOODYARD

An appealing traditional mid terrace house situated in a desirable location between the greens of High Tenterfell and Greenside within the market town of Kendal. The location offers access to many local walks and is in close proximity to both Serpentine Woods and the historic and picturesque "Bowling Fell", an acre of beautiful greenery with far reaching views over the town and to the fells beyond. The property is conveniently placed for all of the town's amenities, is just a short walk from the town centre and is within easy reach of the Lake District National Park, the mainline railway station at Oxenholme and the M6.

The beautifully presented accommodation, which is laid to three floors, briefly comprises entrance hall, sitting room, dining kitchen and study on the ground floor which is accessed via High Tenterfell, there is a generous double bedroom with en suite shower room and substantial eaves storage on the first floor and the lower ground floor offers a further two generous bedrooms, a bathroom and utility room with the lower hall having external access leading to Greenside via Queens Street. The property benefits from double glazing and gas central heating.

Outside there is parking for two vehicles and space for a bistro table.

### GROUND FLOOR

#### ENTRANCE HALL

19' 0" max x 7' 4" max (5.80m x 2.24m)

Double glazed door and windows, radiator.

#### SITTING ROOM

14' 1" x 13' 3" (4.31m x 4.06m)

Double glazed window, radiator, wall lights.

#### DINING KITCHEN

13' 2" max x 11' 3" max (4.02m x 3.45m)

Double glazed window, single glazed window providing natural light from entrance hall, good range of base and wall units, Belfast sink, Corian worktops, range cooker with five burner gas hob and extractor hood over, integrated fridge, freezer and dishwasher, tiled splashbacks.

#### STUDY

8' 6" x 7' 3" (2.61m x 2.23m)

Double glazed window, radiator.





## FIRST FLOOR

### LANDING

2' 9" x 2' 6" (0.86m x 0.78m)

### BEDROOM

18' 9" max x 9' 9" max (5.73m x 2.99m)

Two double glazed windows, with one having views towards Benson Knott, radiator.

### EN SUITE

8' 9" max x 6' 3" max (2.68m x 1.93m)

Radiator, three piece suite in white comprises W.C., wash hand basin with tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, wall light with shaver point, loft access.

### EAVES STORAGE

26' 5" max x 13' 10" max (8.06m x 4.24m)

Lighting, restricted headroom.

## LOWER GROUND FLOOR

**ENTRANCE HALL** 21' 9" max x 8' 11" max (6.64m x 2.72m) Double glazed door and window, radiator, built in cloaks cupboard.

**BEDROOM** 13' 3" max x 12' 8" max (4.05m x 3.87m) Two double glazed windows, radiator, built in wardrobe.

**BEDROOM** 13' 3" x 7' 8" (4.05m x 2.35m) Double glazed window with window seat, radiator.

**BATHROOM** 7' 6" max x 7' 3" max (2.30m x 2.23m) Radiator, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, built in cupboard, extractor fan, shaver point, partial tiling to walls, tiled flooring.

### UTILITY ROOM

8' 7" max x 7' 3" max (2.62m x 2.23m)

Double glazed window, gas combination boiler, plumbing for washing machine, space for tumble dryer and fridge freezer, fitted shelving.

## OUTSIDE

Accessed via High Tenterfell there is parking for two vehicles at the front of the house. There is a small area at the rear which offers space for a bistro table and leads towards Greenside.

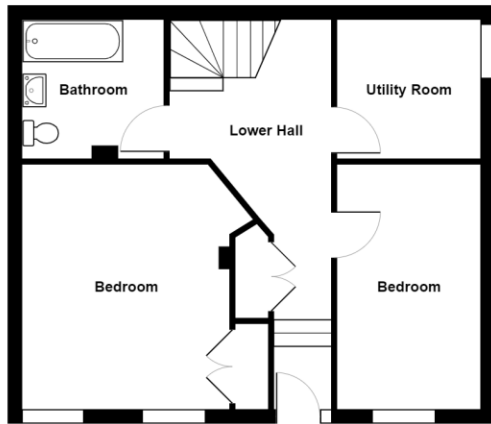
### SERVICES

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

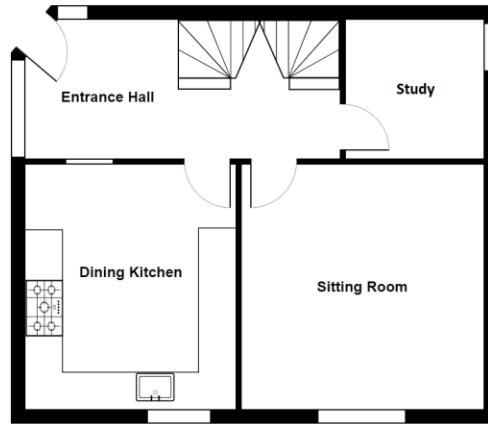
### COUNCIL TAX BANDING

Currently band E as per the Valuation Office website.





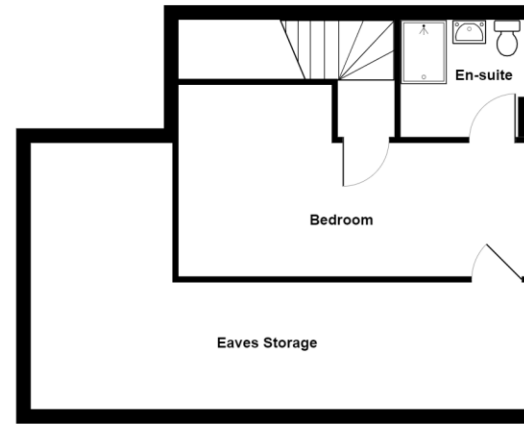
Lower Ground Floor



Ground Floor

3 The Old Woodyard, High Tenterfell, Kendal  
Total Area: 143.5 m<sup>2</sup> ... 1545 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## DIRECTIONS

From Kendal Town Hall proceed up Beastbanks passing the Riflemans Arms and turn right on to High Tenterfell. Proceed to pass the entrance to Undercliff Road on the left then after the road bears to the right continue to take the first right turn towards Tenterfell Court and immediately bear right in to The Old Woodyard to find the entrance to number 3 located in the left hand corner.

WHAT3WORDS: jokes.taking.bolt

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