



# Kendal

Walker Mews, 10 Tenterfield, Brigsteer Road, Kendal, LA9 5EA

A sizeable and splendid two bedroom mews style house located in one of Kendal's most sought after conservation areas, just off Greenside. A home that has been converted by reputable and award winning, local builders Russell Armer Homes from a former private house into modern contemporary living space which offers the most eclectic presentation and stylish décor throughout. The 25' sitting room with its stove and deep bay opens to the garden and the excellent dining kitchen is well equipped. Bedroom 1 has the most attractive en-suite shower room, and the house bathroom is complemented by the second good double bedroom.

In addition externally, is a garage, allocated parking space and the most attractive walled south west facing rear garden that offers privacy and seclusion. With the convenience of Kendal town centre within walking distance, Kendal Golf Course, surrounding countryside all close and National Parks a short drive - location is key here.



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Ultra fast full fibre broadband available



Designated parking for 1

## Offers in excess of £450,00

### Quick Overview

- 2 double bedroom house
- Quality fitted kitchen
- Sought after residential area
- Contemporary bathroom, WC & en suite
- Easily managed garden
- Inspirational and immaculate presentation
- Conveniently located for town centre
- Sympathetic conversion
- Garage and allocated parking
- Early viewing essential

Property Reference: K6784





Entrance Hall



Cloakroom



Lounge



Lounge

**Location** From the Town Hall traffic lights turn left into Allhallows Lane and continuing into Beast Banks. Proceed into Greenside and bear left at the green and at the junction go straight on into Brigsteer Road. The Development of Tenterfield is then found on your left hand side. Turn into the development and follow the road down the garage is then found on your left hand side at the head of the cul-de-sac. Being the third garage in the block of four, with steps to the side that lead up to the rear garden.

**Property Overview** Tenterfield is located in one of Kendal's popular conservation areas just off Greenside. The popular Brewery Arts centre is a short stroll over Bowling Fell onto Garth Heads and the ever popular Riflemans pub is only a short stroll away.

This exclusive Award Winning collection of eight three and four bedroom houses, plus three, two storey conversions and seven apartments forms part of the conversion that was originally the private house of Colin Somervell, a member of Kendals' Shoemaking family and later became the nurses accommodation for the nearby hospital that is now Summerhill Nursing Home.

Stepping into the 25' long entrance hall, those who view will appreciate immediately the quality and finish that the builders have achieved, together with the impeccable taste and style of the vendors who since moving in have created a fantastic home with that WOW factor, offered for sale in 'show home condition'. There is stylish Karndean wood effect flooring to the ground floor and the open spindled staircase leads to the first floor landing and offers all important understairs storage. A sizeable cloakroom is fitted with a wall hung wash basin, close coupled WC and has attractive tiling to walls. The dining kitchen is located to the front elevation and has been fitted and equipped to a high standard. The wall and base units are of a contemporary design with a complementary quartz worktop and matching upstands, breakfast bar area. There is a 4 ring gas hob and attractive brushed steel and glass extractor canopy over. Integral high quality AEG appliances include a oven and combination microwave, fridge freezer, dishwasher and washing machine and dryer. A true delight for those who love cooking and entertaining as there is a spacious area for a dining table.

The splendid sitting room with its fireplace and deep bay and door to the garden offers a comfortable space in which to relax. There is an abundance of natural light and high ceiling, giving this a really spacious and airy feel. Upstairs, you will find the bathroom which offers a serene space in which to relax. There is a panelled bath with shower attachment, wall hung wash basin and WC with complementary tiling. It has and two good double bedrooms, Bedroom 1 again with a deep bay, range of built in wardrobes with sliding doors and plentiful natural light, enjoys a westerly aspect and is





Lounge



Kitchen





Dining Area



Kitchen



Landing



Bedroom 1

complemented by the attractive en-suite shower room offering a large fully tiled shower cubicle, wall hung basin and WC.

Tastefully decorated with good quality carpets and Karndean floor and with plantation style shutters fitted by Packham Interiors this really is a home that the new purchaser will fall in love with, as have we. The next step is an appointment to view.

#### Accommodation with approximate dimensions

#### Ground floor

#### Entrance hall

#### Cloakroom

#### Sitting Room

25' 3" x 11' 6" (7.72m x 3.53m)

#### Dining Kitchen

18' 9" x 16' 11" max (5.72m x 5.18m max)

#### First Floor Landing

#### Bedroom 1

15' 1" x 13' 5" (4.6m x 4.11m)

#### Bedroom 2

14' 2" x 11' 1" (4.34m x 3.38m)

#### Bathroom

#### Outside

The property has a walled and gated front garden being gravelled with paved pathway to the front door. To the rear is a sunny private landscaped garden with paved terrace and planted beds. Steps lead down to a lower level with a gate leading out to the garage where there is allocated parking for 1 vehicle.

#### Garage

With electric up and over door, power and light. Located in a block of just to the rear of the garden.





Bedroom 1 En Suite



Bedroom 2





Bathroom



Rear exterior



Patio garden

**Services** Mains electricity, mains gas, mains water and mains drainage. Hardwired smoke detectors.

'Hive' system is installed which allows you to control the heating, hot water and lights remotely.

**Council Tax** Westmorland and Furness Council - Band D

**Tenure** Freehold

**Viewing** Strictly by appointment with Hackney & Leigh - Kendal Office

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices

**What3words** [///shift.glue.paths](https://www.what3words.com/shift.glue.paths)

## Meet the Team

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Total area: approx. 128.7 sq. metres (1385.7 sq. feet)

For illustrative purposes only. Not to scale. REF: K6224

A thought from the owners.... "fabulous location, walking distance to Scout Scar and surrounding fells".

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