



16 Horncop Lane, Kendal
£650,000





16 Horncop Lane

Kendal

A substantial end of terrace residence which was constructed in 1863 and located in a popular residential area to the north of the market town offering convenient access to all the local amenities as well as the M6 motorway and the Lake District National Park. Occupying an elevated position the property enjoys fantastic panoramic views over the town towards Benson Knott.

This outstanding property offers a unique opportunity to embrace comfortable living. Offering a charming blend of traditional features with contemporary finishes, this home boasts a sitting room with marble fireplace and dual aspect windows, capturing fantastic views out across Kendal. The dining room has arched windows and french doors and looks out on the garden. The kitchen/diner exudes a homely ambience, perfect for gatherings and culinary creations. The utility room next door has a cloak room attached. The first floor offers three bedrooms with the master having an en-suite bathroom, and a beautiful family bathroom. The second floor has two bedrooms with breath-taking views and a shower room. Three of the five bedrooms have built in desks and storage. There is also plenty of storage under the eaves.

The property has been well maintained by the present owners and kept to a high standard. The property is equipped with double glazing, gas central heating, and underfloor heating on the ground floor. It has an alarm system and integrated smoke detectors.

Outside, the property showcases a well-maintained landscaped garden that is an ideal oasis for relaxation or outdoor entertainment. To the front, a paved and gravelled area with space for potted plants leads to the main door, enhancing the property's welcoming façade. A pathway at the side of the property guides you to the rear, where a delightful garden awaits. The rear garden which catches the afternoon sun features a patio seating area, offering ample space for garden furniture and potted plants, making it the perfect spot for al fresco dining. Stone steps lead to the upper level of the garden, which is enclosed with trees, hedges, and borders for planting, providing both privacy and tranquility.

- End terraced property
- Dining room
- Sitting room with fantastic views
- Double glazing, gas central heating and underfloor heating to the ground floor
- Kitchen/diner
- Five bedrooms with views of Kendal
- Generous garden space
- Two bathrooms, en-suite and a cloakroom
- Ample driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.

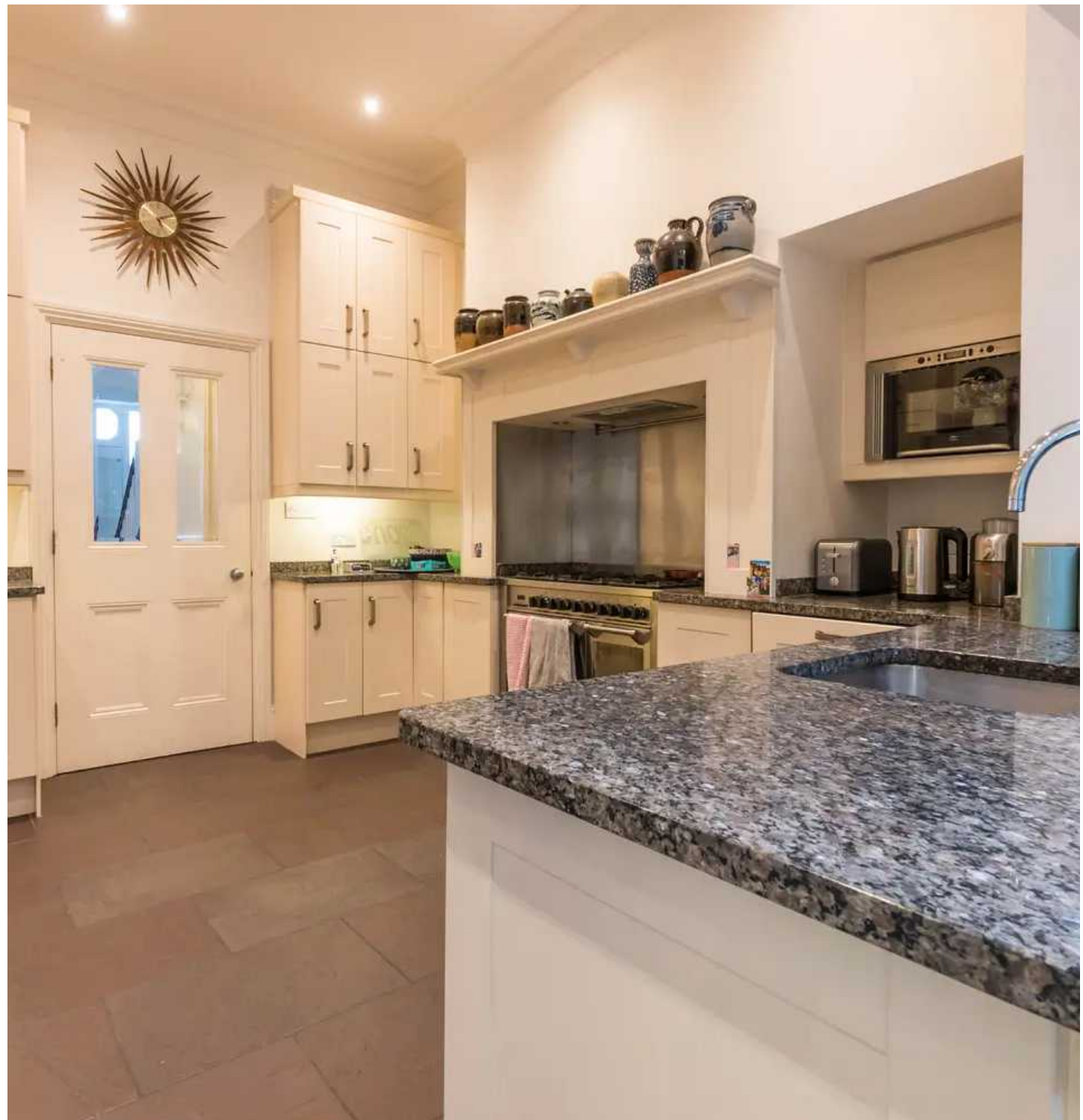
COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From our Kendal office proceed north along the A5284 Stricklandgate turning right at the traffic lights towards Burneside. Continue along Burneside Road and the turning for Horncop Lane where number 16 is located on the right hand side.

WHAT3WORDS: starfish.goats.nursery





LOWER GROUND FLOOR

BASEMENT

19' 2" x 16' 11" (5.83m x 5.15m)

BASEMENT

18' 3" x 6' 1" (5.57m x 1.86m)

GROUND FLOOR

ENTRANCE HALL

19' 11" x 11' 9" (6.06m x 3.57m)

SITTING ROOM

19' 5" x 17' 9" (5.91m x 5.40m)

DINING ROOM

14' 6" x 12' 10" (4.43m x 3.92m)

KITCHEN/DINER

23' 0" x 16' 2" (7.00m x 4.92m)

UTILITY ROOM

8' 5" x 7' 11" (2.57m x 2.41m)

CLOAKROOM

5' 9" x 4' 0" (1.76m x 1.21m)



FIRST FLOOR

LANDING

11' 1" x 8' 8" (3.39m x 2.65m)

BEDROOM

18' 11" x 13' 0" (5.77m x 3.96m)

EN-SUITE

9' 1" x 8' 4" (2.76m x 2.54m)

BEDROOM

11' 6" x 11' 1" (3.50m x 3.38m)

BEDROOM

10' 5" x 10' 0" (3.18m x 3.06m)

BATHROOM

12' 9" x 10' 1" (3.88m x 3.08m)

SECOND FLOOR

LANDING

16' 10" x 4' 6" (5.12m x 1.36m)

BEDROOM

14' 3" x 10' 3" (4.34m x 3.12m)

BEDROOM

13' 2" x 12' 8" (4.01m x 3.85m)

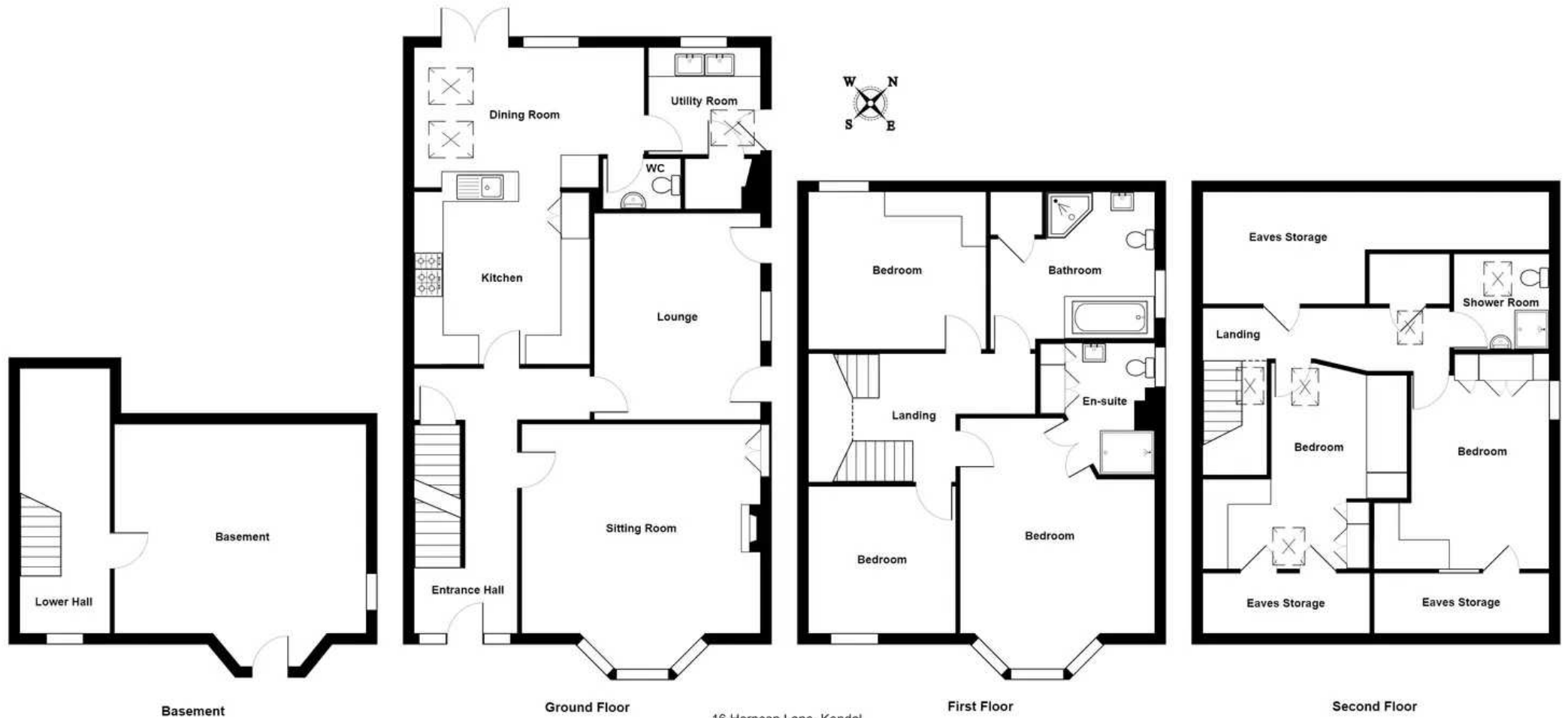
SHOWER ROOM

6' 8" x 5' 2" (2.03m x 1.58m)









16 Horncop Lane, Kendal
 Total Area: 264.5 m² ... 2847 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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THW Estate Agents

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