



Flat 2, Bannel Head Windermere Road, Kendal  
£775,000





## Flat 2

Bannel Head Windermere Road

This impressive property is situated in a private tranquil location within the Lake District National Park on the fringe of Kendal, just a short drive from the popular market town and Windermere village. The property is conveniently placed for the many amenities available both in and around the market town and offers easy access to the rest of the Lakes and the Yorkshire Dales National Park, the mainline railway station at Oxenholme and Junction 36 of the M6.

A rare opportunity to purchase an appealing unique flat includes an entrance hall and cloakroom to the ground floor, on the first floor there is a drawing room, sitting room, kitchen, dining room, shower room and cloak room. The second floor offers four bedrooms one with an en-suite, family bathroom and office space on the landing. The property benefits from double glazing.

Outside offers an enclosed yard with a patio area surrounded by gravel, utility room with an oil store, garage with driveway parking. To the front are beautiful grounds with established trees, hedges, boards and a well kept lawn with ample parking.

### GROUND FLOOR

#### ENTRANCE HALL

15' 7" x 10' 0" (4.76m x 3.04m)

Both max. Double glazed window, radiator, wood flooring.

#### CLOAKROOM

5' 7" x 3' 11" (1.70m x 1.20m)

Both max. Heated towel radiator, W.C. wash hand basin, extractor fan, recessed spotlights, wood flooring.

## FIRST FLOOR

### DRAWING ROOM

22' 10" x 19' 0" (6.96m x 5.79m)

Both max. Double glazed French doors, double glazed window, two radiators, open fireplace, wood flooring.

### SITTING ROOM

17' 2" x 14' 4" (5.22m x 4.36m)

Both max. Double glazed window, radiator, open fireplace, built in shelves.

### KITCHEN

18' 9" x 9' 11" (5.72m x 3.01m)

Both max. Double glazed window, radiator, good range of base and wall units, sink, integrated oven with hob, extractor/filter over, integrated appliances including a fridge freezer and dishwasher, tiled splashback, recessed spotlights, tiled flooring.

### DINING ROOM

19' 3" x 13' 1" (5.88m x 3.99m)

Both max. Double glazed window, radiator, open fireplace, wood flooring.

### SHOWER ROOM

8' 0" x 7' 4" (2.44m x 2.24m)

Both max. Heated towel radiator, W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, recessed spotlights, wood flooring.

### CLOAKROOM

8' 0" x 5' 10" (2.44m x 1.78m)

Both max. Double glazed window, radiator, W.C. bidet, wash hand basin, wood flooring.

### HALLWAY

32' 3" x 14' 11" (9.82m x 4.54m)

Both max. Single glazed door, double glazed window, two radiators, understairs storage housing hot water boiler.

### LANDING

6' 10" x 6' 2" (2.08m x 1.89m)

Both max. Double glazed window, radiator, recessed spotlights.





## SECOND FLOOR

### BEDROOM

17' 11" x 15' 9" (5.46m x 4.79m)

Both max. Two double glazed Velux windows, double glazed window, radiator, built in wardrobe and cupboards, recessed spotlights, wood flooring.

### EN-SUITE

10' 7" x 6' 11" (3.23m x 2.12m)

Both max. Two double glazed Velux windows, heated towel radiator, four piece suite comprises W.C. wash hand basin to vanity, bath, fully tiled shower cubicle with thermostatic shower fitment, fully tiled walls, recessed spotlights, tiled flooring.

### BEDROOM

17' 5" x 10' 8" (5.31m x 3.26m)

Both max. Double glazed window, radiator, exposed beams, recessed spotlights.

### BEDROOM

15' 8" x 15' 1" (4.78m x 4.61m)

Both max. Double glazed window, double glazed Velux window, radiator, exposed beams, recessed spotlights.

### BEDROOM

13' 9" x 9' 11" (4.18m x 3.02m)

Both max. Three double glazed Velux windows, radiator, exposed beams.

### BATHROOM

8' 0" x 5' 9" (2.44m x 1.74m)

Both max. Heated towel radiator, W.C. wash hand basin and bath with mixer shower, partial tiling to walls, extractor fan, recessed spotlights, wood flooring.

### LANDING

24' 7" x 22' 7" (7.49m x 6.89m)

Both max. Two double glazed windows, four double glazed Velux windows, two radiators, exposed beams, loft access, built in cupboard, recessed spotlights.



## OUTSIDE

To the rear of the property is an enclosed yard with a small patio surrounded by gravel. To the front of the property is a well kept lawn surrounded by well established trees and hedges with well stocked boards.

## GARAGE

15' 97" x 14' 99" (4.87m x 4.57m) Timber garage doors, timber side door, light and power.

## UTILITY ROOM

17' 4" x 9' 3" (5.28m x 2.83m)

Both max. Single glazed window, base and wall units, stainless steel sink, plumbing for washer dryer, built in cupboard housing boiler, exposed beams.

## OIL STORE

19' 7" x 9' 5" (5.98m x 2.87m)

Both max. Two single glazed windows.

## EPC RATING D

## SERVICES

Mains electric, oil, mains water, mains drainage.

## COUNCIL TAX: BAND E

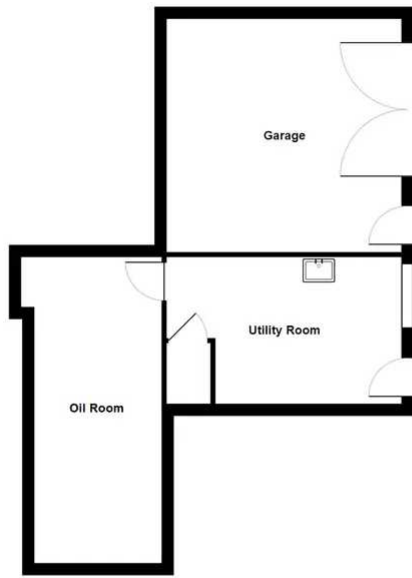
## TENURE: LEASEHOLD

## DIRECTIONS

Proceed north out of Kendal on Windermere Road and at the roundabout take the third exit towards Windermere on the A591. The driveway for Bannel Head is on your left hand side after approximately 200 yards.

**WHAT3WORDS:** splint.sandbags.staging

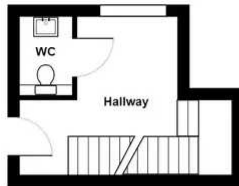




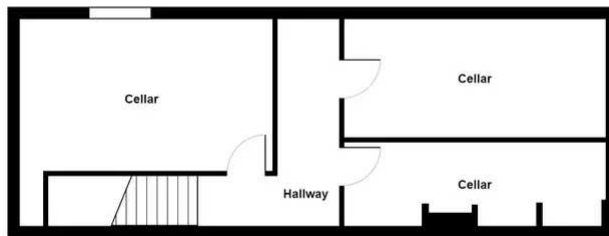
Outbuilding



Second Floor



Ground Floor



Cellar



First Floor

Flat 2, Bannel Head, Windermere Road, Kendal

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