



Ghyll Head House Captain French Lane, Kendal  
£650,000





## Ghyll Head House Captain French Lane

Kendal

Situated within a popular residential area yet enjoying a private location within the town, is a splendid detached period property which has been fully modernised internally providing an family residence. Close to the town centre which provides all the amenities you need with the added access of local transport services and road links to the Lake District National Park and the M6 Motorway.

Nestled within a desirable residential area, this charming detached house offers a perfect blend of character and modern comfort. Boasting double glazing, gas central heating and a welcoming ambience, this property is ideal for families seeking a warm and inviting home. The ground floor comprises a delightful sitting room complete with a multi-fuel stove, perfect for relaxing in and entertaining visitors in, a light-filled modern kitchen diner, perfect for hosting family meals has everything you need with a integrated double oven, microwave, space for a fridge freezer and a integrated dishwasher. From the kitchen you can find the handy utility room and the downstairs toilet, the utility room also gives access to the garage and the rear garden. Additionally, a second reception room provides a versatile space for relaxation or entertainment.

Upstairs, three generous double bedrooms offer comfortable accommodations, including a well-appointed family bathroom which comprises a W.C., wash hand basin and fully tiled shower cubicle, a en-suite which is connected to the principle bedroom which has a stunning three piece suite in which comprises a W.C., wash hand basin to vanity and a bath with a mixer shower. The outdoor space of this property surpasses expectations, providing a serene setting for outdoor enjoyment and relaxation.



- Charming detached house
- Double glazing and gas central heating
- Sitting room with multi fuel stove
- Utility room
- Light and airy kitchen diner
- Second reception room
- Three double bedrooms
- Well kept gardens
- Bathroom, en-suite and cloakroom
- Garage and driveway parking

#### **EPC RATING D**

#### **SERVICES**

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

#### **COUNCIL TAX: BAND E**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Entering Kendal from the south on the A6 proceed past Kendal College and enter the one way system. Take the second turn on the left into Captain French Land and follow the road to the top of the hill. Ghyll Head House can be found on the left hand side.

**WHAT3WORDS:**moment.drew.awards







## GROUND FLOOR

### PORCH

5' 3" x 4' 6" (1.60m x 1.37m)

### KITCHEN DINER

24' 2" x 13' 5" (7.36m x 4.09m)

### SITTING ROOM

23' 9" x 17' 0" (7.23m x 5.17m)

### RECEPTION ROOM/BEDROOM

11' 11" x 9' 10" (3.63m x 3.00m)

### UTILITY ROOM

11' 2" x 9' 6" (3.41m x 2.89m)

### CLOAKROOM

4' 9" x 2' 9" (1.46m x 0.83m)

### ENTRANCE HALL

12' 2" x 8' 0" (3.71m x 2.45m)

## FIRST FLOOR

### LANDING

9' 5" x 3' 10" (2.88m x 1.17m)

### BEDROOM

14' 11" x 14' 5" (4.54m x 4.40m)

### EN-SUITE

13' 4" x 8' 6" (4.06m x 2.59m)

### BEDROOM

12' 3" x 11' 11" (3.74m x 3.62m)

### BEDROOM

10' 11" x 9' 1" (3.32m x 2.77m)

### BATHROOM

9' 3" x 8' 9" (2.81m x 2.67m)







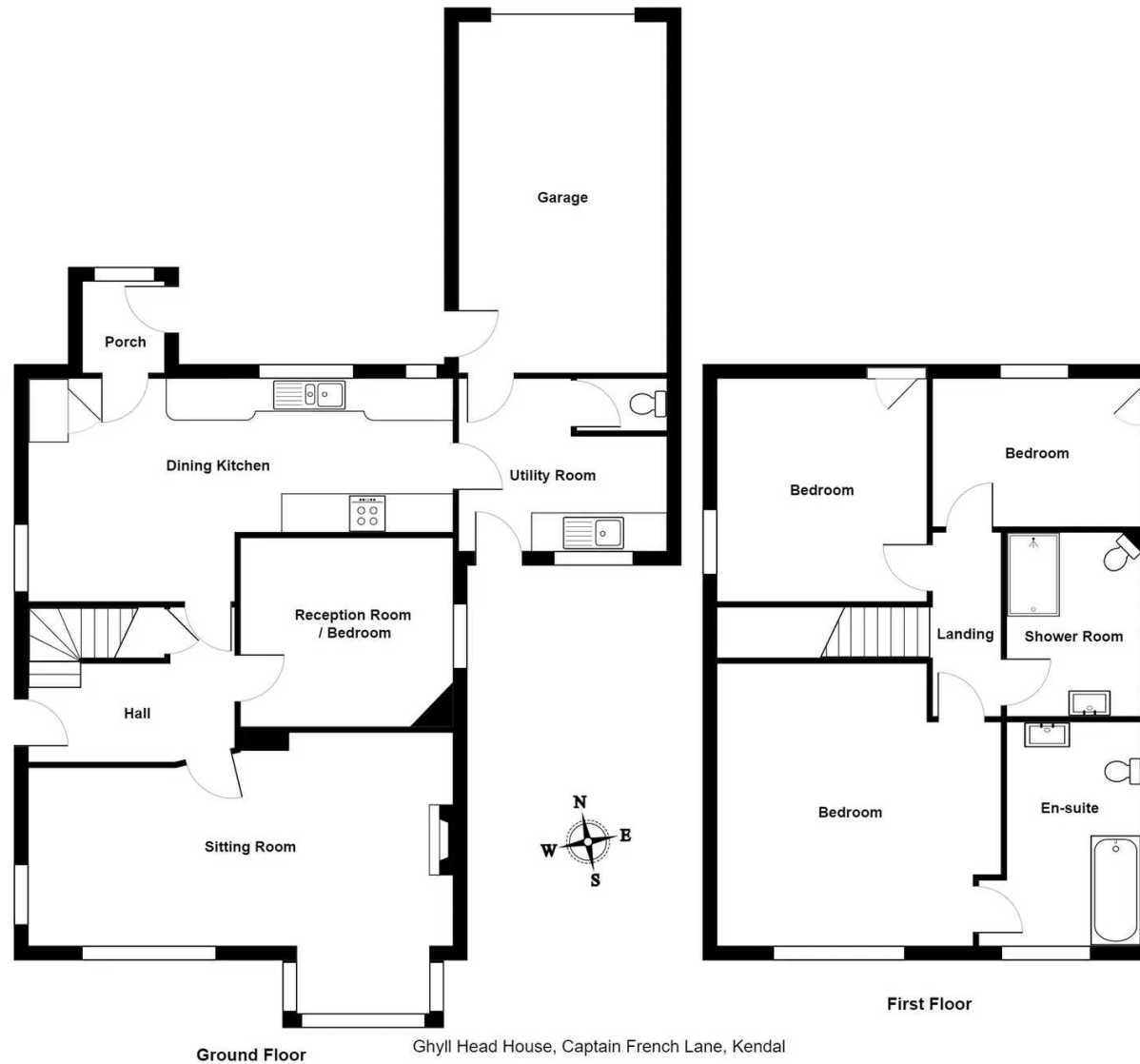












**Ground Floor** Ghyll Head House, Captain French Lane, Kendal

Total Area: 161.4 m<sup>2</sup> ... 1737 ft<sup>2</sup>

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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