



Lorrimer Yeat, Endmoor
£715,000





Lorrimer Yeat

Endmoor

A beautiful detached property occupying a pleasant rural position bordering open fields and being convenient for both the market town of Kendal and the village of Endmoor. Having great access to all amenities it also has easy access to the rest of the Lake District National Park and the M6 motor way.

The well proportioned accommodation comprises a porch, entrance hall with access to the garage, sitting room with Multi fuel stove, kitchen diner with an AGA which heats the property's water, double bedroom, shower room, utility room and back porch to the ground floor. The first floor offers four double bedrooms with one being used as a study room which has fantastic views out across the gardens and to the surrounding country side, a family bathroom and the landing has scope to build out into the garage as well. The property benefits from double glazing and oil central heating.

Outside offers impressive gardens with 0.5 acres of land to the rear, garage and ample driveway parking.



- Detached property
- 0.5 acres of land
- Sitting room with Multi fuel stove
- Double glazing and Oil central heating
- Spacious kitchen diner
- Far reaching views
- Five double bedrooms
- Easy access to M6 motorway
- Family bathroom and shower room
- Garage and ample driveway parking

GROUND FLOOR

PORCH

5' 5" x 4' 6" (1.64m x 1.36m)

Both max. Timber door, two double glazed windows, tiled flooring.

ENTRANCE HALL

18' 8" x 16' 10" (5.69m x 5.13m)

Both max. Two single glazed inner doors, radiator, fitted cupboards, recessed spotlights, access to garage, tiled flooring.

SITTING ROOM

20' 8" x 12' 3" (6.30m x 3.74m)

Both max. Three double glazed windows, two radiators, multi fuel stove.

KITCHEN/DINER

21' 9" x 14' 8" (6.63m x 4.47m)

Both max. Double glazed sliding door to garden, double glazed windows, good range of base units, sink, AGA oven, integrated fridge freezer, space for dishwasher, tiled splashback, fitted cabinets, recessed spotlights, tiled flooring.

BEDROOM

14' 6" x 8' 7" (4.41m x 2.62m)

Both max. Double glazed window, radiator.

SHOWER ROOM

8' 5" x 5' 6" (2.56m x 1.68m)

Both max. double glazed window, radiator, three piece suite comprises W.C. wash hand basin, fully panelled shower cubicle with thermostatic shower fitment, fully tiled walls, extractor fan, tiled flooring.

UTILITY ROOM

9' 1" x 6' 3" (2.76m x 1.90m)

Both max. single glazed inner door, double glazed window, good range of base units, stainless steel sink, plumbing for washing machine, tiled splashback, tiled flooring.



BACK PORCH

7' 10" x 5' 11" (2.38m x 1.81m)

Both max. Timber door to garden, double glazed window with garden view, tiled flooring.

FIRST FLOOR

LANDING

20' 8" x 3' 1" (6.30m x 0.94m)

Both max. Linen cupboard, airing cupboard housing hot water tank, built in cupboard with potential access to garage, loft access.

BEDROOM/STUDY ROOM

29' 8" x 12' 8" (9.05m x 3.85m)

Both max. Double glazed windows with far reaching views, three radiators, multi fuel stove to stone heath.

BEDROOM

15' 11" x 8' 11" (4.86m x 2.72m)

Both max. Two double glazed windows with garden views, radiator.

BEDROOM

14' 3" x 11' 11" (4.35m x 3.63m)

Both max. Double glazed window, radiator, fitted wardrobe, built in cupboard with potential to be converted into en-suite.

BEDROOM

13' 7" x 9' 3" (4.14m x 2.81m)

Both max. Double glazed window, radiator.

BATHROOM

8' 11" x 8' 10" (2.72m x 2.68m)

Both max. Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin to vanity and a stand alone bath with mixer shower, partial tiling to walls, fitted mirror, extractor fan.





OUTSIDE

Lorrimer Yeat has an impressive 0.5 acres of land, which has been turned into stunning gardens. Having well kept lawns, established trees, hedges and stocked borders for planting and a patio seating area with ample space for garden furniture. The garden has amazing far reaching views with the addition of log storage and a shed which is located in the middle of the garden.

GARAGE

24' 04" x 12' 86" (7.53m x 3.92m) Timber garage door, single glazed window, central heating boiler, light and power, stone features.

EPC RATING E

SERVICES

Mains electric, oil central heating, mains water, septic tank.

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

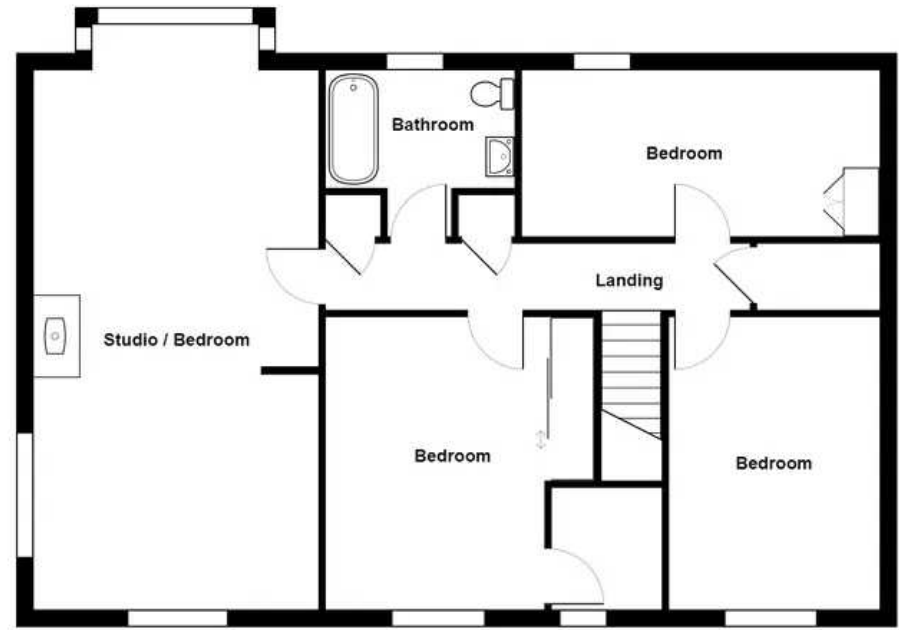
From Kendal take the A65 south to Summerlands, carry on through and take the first right across from the new housing estate. Follow the road and Lorrimer Yeat is the first house on the left.

WHAT3WORDS: lucky.reflected.tables





Ground Floor



First Floor



Lorrimer Yeat, Endmoor

Total Area: 206.1 m² ... 2218 ft²

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