



Bank Foot, Garth Row
£895,000





Bank Foot

Garth Row

A charming detached family home located in a beautiful countryside setting on the outskirts of the market town of Kendal. Having easy access to the towns amenities, transport services and road links to the M6 Motorway and the Lake District National Park.

This stunning detached house is a true family home which is located in a beautiful quiet area. The property has been renovated by the current owners both inside and out to create a truly amazing home. On the ground floor you will find two light and airy reception rooms, both with multi-fuel stoves, creating a cosy atmosphere. The substantial kitchen diner is equipped with modern appliances and has plenty of space for cooking and entertaining family and visitors. Two bedrooms with one currently being used as a dining room can also be found on the ground floor alongside a shower room, cloakroom, office and a boot room.

Upstairs you can find the 4 other bedrooms with the main bedroom benefiting from an en-suite bathroom. Two of the bedrooms could easily be converted into one big bedroom or have one as a lounge area for separate living space. The first floor is complimented by an impressive dressing room and a four piece suite family bathroom. Eaves storage can also be found upstairs which helps with all your storage needs. Double glazing, oil central heating, and underfloor heating on the ground floor provide comfort and efficiency. The outdoor space of this property is a true haven, with carefully landscaped gardens surrounding the home. Privacy is paramount with established hedges and trees, creating a serene atmosphere. A paved patio at the rear provides a place for relaxation, leading to a charming summer house that offers stunning views of the surroundings. A balcony seating area to the front of the summer house is ideal for entertaining guests or enjoying the tranquillity of the setting. A decking area at the front of the property allows for additional outdoor seating and potted plants, while ample driveway parking and an internal double garage offer convenience for multiple vehicles. With planting beds thoughtfully placed around the home, this property truly encompasses the best of countryside living.

- Stunning detached family home
- Double glazing, oil central heating and underfloor heating on the ground floor
- Two light and airy reception rooms with both having multi fuel stoves
- Quiet countryside setting
- Substantial kitchen diner with modern appliances
- Renovated by the current owners to a high standard
- Six double bedrooms with the main bedroom having an en-suite bathroom
- Beautiful gardens to the front and rear with a summer house located at the rear of the garden
- Family four piece suite bathroom, shower room and a cloakroom
- Internal double garage, under croft and ample driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, oil heating, mains water, septic tank, underfloor heating downstairs

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kendal follow the A6 towards Shap, once you have passed Lakeland Vans take the first left onto Gurnal Bridge Lane. Follow the road down and Bank Foot can be found on the right hand side.

WHAT3WORDS: pushy.feuds.crock





GROUND FLOOR

KITCHEN DINER

21' 6" x 17' 10" (6.56m x 5.43m)

SITTING ROOM

21' 9" x 11' 6" (6.62m x 3.50m)

LOUNGE

24' 1" x 20' 4" (7.35m x 6.21m)

OFFICE

7' 10" x 6' 8" (2.40m x 2.02m)

BEDROOM

11' 9" x 10' 5" (3.57m x 3.17m)

BEDROOM/DINING ROOM

10' 4" x 9' 2" (3.14m x 2.79m)

INNER HALLWAY

12' 4" x 3' 7" (3.77m x 1.10m)

BATHROOM

8' 1" x 4' 4" (2.46m x 1.33m)

CLOAKROOM

5' 1" x 4' 5" (1.56m x 1.34m)

BOOT ROOM

6' 2" x 5' 11" (1.87m x 1.80m)



FIRST FLOOR

LANDING

6' 0" x 5' 2" (1.82m x 1.57m)

BEDROOM

20' 6" x 14' 8" (6.24m x 4.47m)

EN-SUITE

8' 6" x 5' 5" (2.59m x 1.65m)

BEDROOM

21' 1" x 18' 4" (6.43m x 5.58m)

BEDROOM

20' 6" x 10' 9" (6.26m x 3.27m)

BEDROOM/MUSIC ROOM

20' 6" x 9' 11" (6.26m x 3.01m)

DRESSING ROOM

8' 0" x 7' 10" (2.43m x 2.40m)

BATHROOM

10' 4" x 6' 2" (3.14m x 1.87m)









Approximate total area⁽¹⁾	2765.14 ft ² 256.89 m ²
Balconies and terraces	403.22 ft ² 37.46 m ²
Reduced headroom	190.94 ft ² 17.74 m ²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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