



77 HIGH GARTH, KENDAL, CUMBRIA, LA9 5NR
£300,000

MILNE MOSER
SALES + LETTINGS

77 HIGH GARTH
KENDAL
CUMBRIA
LA9 5NR



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OVERVIEW

Having an elevated position from which to admire views over Kendal and rolling countryside, this three bedroom family home is on a good sized plot and is well maintained throughout. The ground floor has a well decorated lounge and the current owners have installed patio doors to make the most of the view. At the rear of the property is a dining room and kitchen. Two of the three bedrooms have high quality built in wardrobes and there are fantastic views at the front. A stylish modern shower room has been installed in recent years. Externally, there is a landscaped front garden and a rear patio, steps lead to a further generous garden space which is well stocked and backs onto open fields.

ACCOMMODATION

Steps lead across the front garden and up to the UPVC double glazed door.

PORCH

A practical space with a tiled floor, wall light and two frosted double glazed windows. A further frosted UPVC double glazed door leads into the hall.

HALL

UPVC double glazed window to the side aspect. Stairs lead to the first floor and there is laminate flooring, a radiator and ceiling light. Two cupboard under the stairs, one with slab shelf.





LOUNGE

14' 4" x 12' 11" (4.36m x 3.93m)

A well decorated room with UPVC double glazed patio doors to the front - the view from here is fantastic, across Kendal to distant hills and fells. Fossilised stone fire surround with a living flame gas fire and alcove to one side. Radiator and ceiling light.

DINING ROOM

12' 0" x 7' 6" (3.67m x 2.28m)

UPVC double glazed window overlooking the rear patio. The laminate flooring seamlessly runs through from the hallway and there is a radiator and ceiling light. A pantry style cupboard has shelving, a light and UPVC double glazed window.

KITCHEN

8' 0" x 7' 5" (2.43m x 2.25m)

UPVC double glazed window to the rear aspect and a UPVC double glazed external door. Fitted with cream base and wall units, marble effect worktops and upstands. Stainless steel circular sink and drainer, an integrated fridge freezer and plumbing for both a washing machine and dishwasher. Gas hob with canopy above and an electric oven. Under unit lighting, plinth lights and a ceiling light.

LANDING

A UPVC double glazed window faces the side elevation. There is access to the loft which is boarded and has a light.

BEDROOM

10' 6" x 11' 7" (3.19m x 3.53m) including wardrobe

Facing the front aspect and having a 180° view across Kendal towards hills and fells. Exposed floorboards, a ceiling light and radiator. Built in double wardrobe with mirrored sliding doors.

BEDROOM

10' 4" x 8' 11" (3.14m x 2.71m) including wardrobe

The second double bedroom boasts a large built in double wardrobe with shelving and hanging space. The Vaillant boiler is within a cupboard and there is an adjacent airing cupboard with hot water cylinder. A UPVC double glazed window looks across the rear patio towards fields at the side. Ceiling light and radiator.

BEDROOM

9' 8" x 8' 4" (2.95m x 2.55m) max

Also facing the front aspect and having the spectacular view, the third bedroom has a radiator, ceiling light and exposed floorboards. UPVC double glazed window.



SHOWER ROOM

8' 1" x 5' 5" (2.46m x 1.64m)

Frosted UPVC double glazed windows to the side and rear aspects. A modern shower room with stylish stone style tiling to the walls, downlights to the ceiling and a heated towel rail. The suite comprises a quadrant shower cubicle, WC and wall hung half pedestal wash basin. Extractor.

EXTERNAL

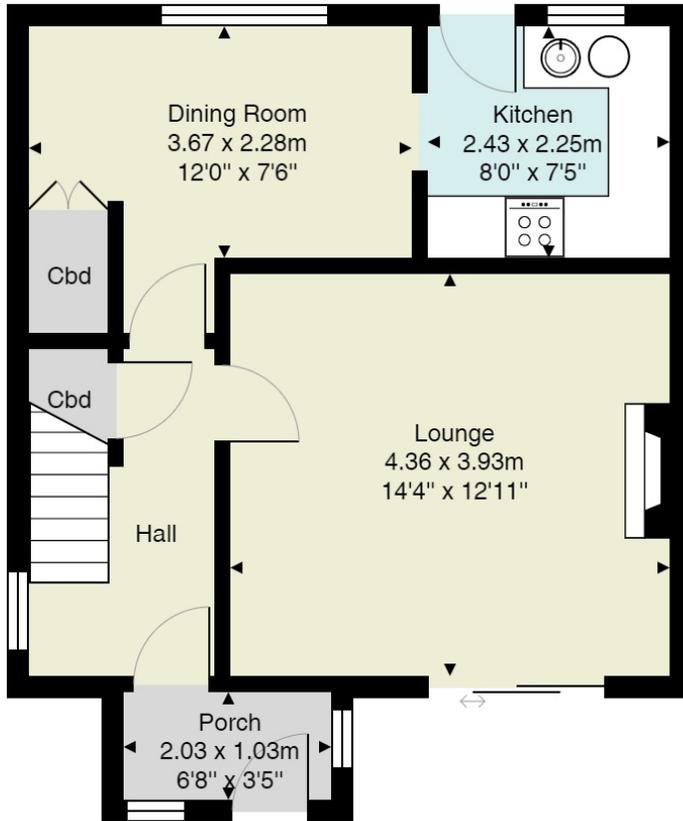
To the front of the house is a sloping garden, gravelled for ease and interplanted with cordylines and ornamentals. There is access at the side, passing a bin store, and via a gate into the rear garden. The angled plot is divided into two areas. A patio close to house offers an alfresco dining area, fencing provides privacy and there is a summerhouse (power connected). A block built outhouse provides further storage and measure 8' 4" x 2' 5" (2.54m x .74m). External tap. Steps lead at the side of the summerhouse into the rear/side garden. Larger than expected, this space has mature pretty flower borders, a central lawn and a swing seat from which to admire the view. A lower area has a central gravel wildflower bed and well stocked borders.

DIRECTIONS

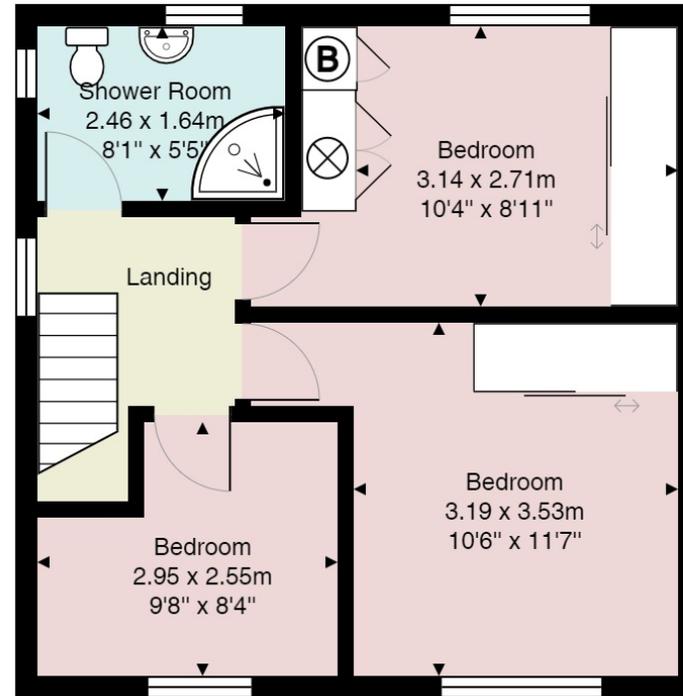
Leaving Kendal on Milnthorpe Road, turn right onto Garth Brow and follow down to the left onto Hallgarth Circle. Turn left onto High Garth, staying right as the road divides. Number 77 is to the left hand side, set up from the road.

what3words:///pillow.possible.spearing





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

Please note the fields adjoining the garden and High Garth was purchased by Charles Church/Persimmon Homes in May 2024

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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