



10 ANCHORITE FIELDS, KENDAL, CUMBRIA, LA9 5NG
£275,000

MILNE MOSER
SALES + LETTINGS

- Excellent Location for Town Centre
- Period Sash Windows
- Exposed Floorboards and Stonework
- Views over Green Space and Rooftops Towards Bowling Fell
- No Onward Chain
- Viewing Essential



4



2



1



GARAGE &
PARKING

OVERVIEW

Having charm and character throughout, this deceptive three storey house has fantastic potential and a versatile layout.

Believed to date back to the late 1700s, the property boasts two ground floor reception rooms plus a kitchen with exposed stone walls. The first floor offers two bedrooms (one would also make a lovely sitting room with views) and a bathroom. The top floor has two further bedrooms and all the bedrooms are doubles.

Externally, the property has a good sized plot, unusual for a house of this period and style. The garden extends to the side where there is a driveway and garage. At the front is the historic Grade II listed Anchorite Well - a beautiful feature.

Requiring updating and modernisation throughout, 10 Anchorite Fields has the potential to be an elegant home within walking distance of the amenities of Kendal town centre. Culture and entertainment venues are easily reached along with riverside walks, recreation spaces and both primary and secondary schools.





ACCOMMODATION

Entering through the front door, the charm and quirks of the property are immediately apparent. Two sash windows provide a view over the garden towards green space and there is an attractive Lakeland slate style fireplace with grate and wooden lintel. The adjoining kitchen has exposed stonework walls and is fitted with oak style units, dark worktops and a one and a half bowl sink. A useful side porch provides space for household bits and pieces and a door leads out to the rear courtyard. An inner hall connects to the sitting room and stairs lead to the first floor. A cosy room, the sitting room also looks onto green space and the Edwardian style fire surround provides a focal point. A period style inset cupboard has been retained.

The good sized first floor landing is light and airy and there is a handy under stairs cupboard. Both first floor bedrooms are doubles, with the larger having two windows with lovely outlooks. There are beautiful, exposed floorboards and an electric fire giving this bedroom versatility as a lovely second sitting room. The bathroom is at the rear of the house and fitted with a pale cream three piece suite. A cupboard houses the Vaillant boiler (non-functioning).

Stairs continue from the first floor landing to the upper floor. Another large built in cupboard provides important storage and serves as access to the eaves space (with a light). Both top floor bedrooms have Velux rooflights and although within the roof space, are a good size.

Sitting at the end of a row of three historic properties, number 10 has the largest plot, extending to the side creating a lovely garden space with mature planting and a lawn. A block paved driveway leads to the garage. Fitted with an up and over door, power and light, a garage in this location is a real bonus. There are two outhouses (the centre of the three is owned by number 8) and access around to the rear courtyard.

At the front of the property is the Grade II Listed Anchorite Well and perennial stream running through the garden. A



beautiful feature believed to be one of Kendal's oldest religious sites and has been restored by The Kendal Civic Society.

DIMENSIONS

Dining Room 11' 4" x 13' 2" (3.46m x 4.02m)

Sitting Room 7' 9" x 11' 11" (2.35m x 3.62m)

Kitchen 8' 8" x 10' 9" (2.64m x 3.28m) max

Bedroom 10' 8" x 12' 2" (3.25m x 3.70m)

Bedroom 8' 5" x 11' 11" (2.58m x 3.62m)

Bathroom 6' 3" x 9' 10" (1.90m x 3.00m) min

Bedroom 9' 0" x 16' 6" (2.75m x 5.02m) min

Bedroom 9' 7" x 11' 6" (2.93m x 3.52m)

Garage 11' 1" x 16' 7" (3.38m x 5.05m)

DIRECTIONS

From Milnthorpe Road, A6, turn onto Glebe Road continuing straight on at the roundabout onto Anchorite Fields.

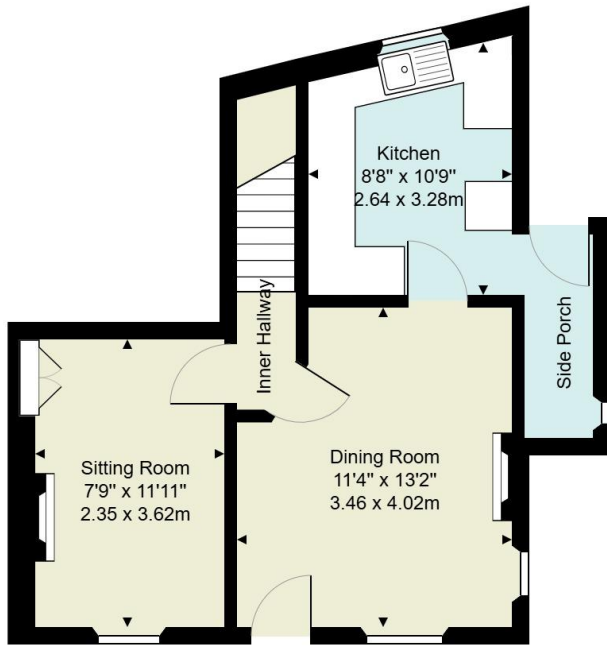
Number 10 is located a short distance along to the left hand side.

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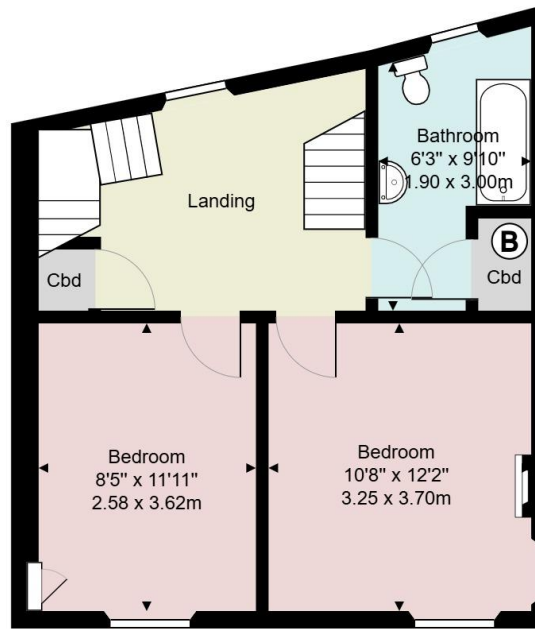




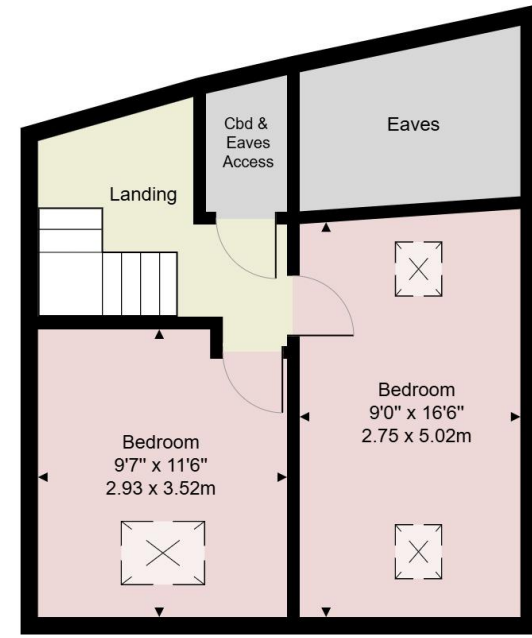




Ground Floor



1st Floor



2nd Floor

Approx. Total Area: 1279 ft² ... 118.8 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Electric, Gas and Drainage. Please note the boiler is non-functioning and the water is disconnected. The property has been drained down.

Tenure: Freehold. The well to the front is Grade II Listed.

Number 8 has access on foot to the centre outhouse and around the side/rear of the house to their courtyard. There is a flying freehold to the first and second floors (above the kitchen of number 8).

Council Tax Band: C

EPC Grading: E

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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