



10 HIGH SPARROWMIRE, KENDAL, CUMBRIA, LA9 5PD  
**£249,950**

**MILNE MOSER**  
SALES + LETTINGS



## 10 HIGH SPARROWMIRE KENDAL CUMBRIA LA9 5PD



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PARKING

### OVERVIEW

Located on the fringes of Hallgarth Estate with countryside walks and good access in and out of town, this three bedroom semi detached house has lots of potential and is available with no onward chain. Having been the family home for the owners for over forty years, the property has a traditional layout with a lounge and dining kitchen on the ground floor and three bedrooms, a bathroom and separate WC on the first floor. There is scope to extend or reconfigure (subject to planning) and the property is perfect for buyers looking to personalise and create a long term home. Externally, the property has garden spaces to the front and side plus two rear garden areas, currently divided for ease. There is off road parking - a real bonus in this location. Gas centrally heated and UPVC double glazed.

### ACCOMMODATION

From the gravelled front garden, an open porch and frosted UPVC double glazed door lead into:

### HALL

A UPVC double glazed window faces the side aspect and there are two under stairs cupboards and hanging space for coats. Tiled floor, a ceiling light and radiator.

### LOUNGE

14' 2" x 12' 11" (4.32m x 3.94m)

A UPVC double glazed overlooks the front garden and trees. A modern fire surround with electric fire provides a focal point and there is a ceiling light and radiator. Tongue and groove panelling to the ceiling.







#### KITCHEN DINER

20' 7" x 10' 0" (6.28m x 3.06m) max

UPVC double glazed windows face the side and rear elevations and there is an external door. Fitted with limed wood style base and wall units, dark worktops and sink and tiled splashbacks. Gas hob with hood above, an electric oven, integrated fridge freezer and plumbing for a washing machine. There are two ceiling lights, a radiator and tiled floor.

#### LANDING

A UPVC double glazed window faces the side aspect with outlook over fields towards Serpentine Woods. There is access to the loft and a ceiling light.

#### BEDROOM

10' 6" x 11' 7" (3.20m x 3.53m) plus door recess

Facing the front elevation with outlook towards trees, this double bedroom has a ceiling light, radiator, feature papered wall and a UPVC double glazed window.

#### BEDROOM

10' 2" x 8' 11" (3.09m x 2.71m) excluding cupboards

The second double bedroom faces the rear aspect - overlooking rooftops towards distant hills. There are two built in cupboards, one housing the Ideal boiler, plus a ceiling light and radiator. UPVC double glazed windows.

#### BEDROOM

9' 10" x 8' 4" (3.00m x 2.55m) max

UPVC double glazed window facing the front elevation. There is an open cupboard with shelf and hanging rail, a ceiling light and radiator.

#### BATHROOM

5' 0" x 5' 5" (1.53m x 1.64m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a bath with shower above and a pedestal wash hand basin. Fully tiled including the floor, an extractor and a ceiling light.

#### WC

Frosted UPVC double glazed window, a ceiling light and WC. Tongue and groove panelled ceiling.





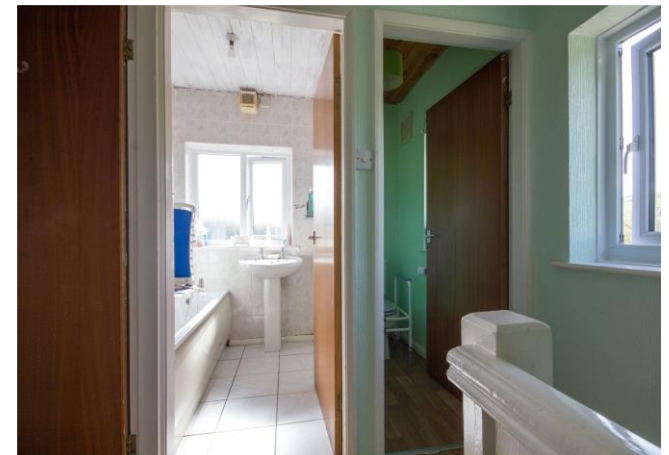
#### EXTERNAL

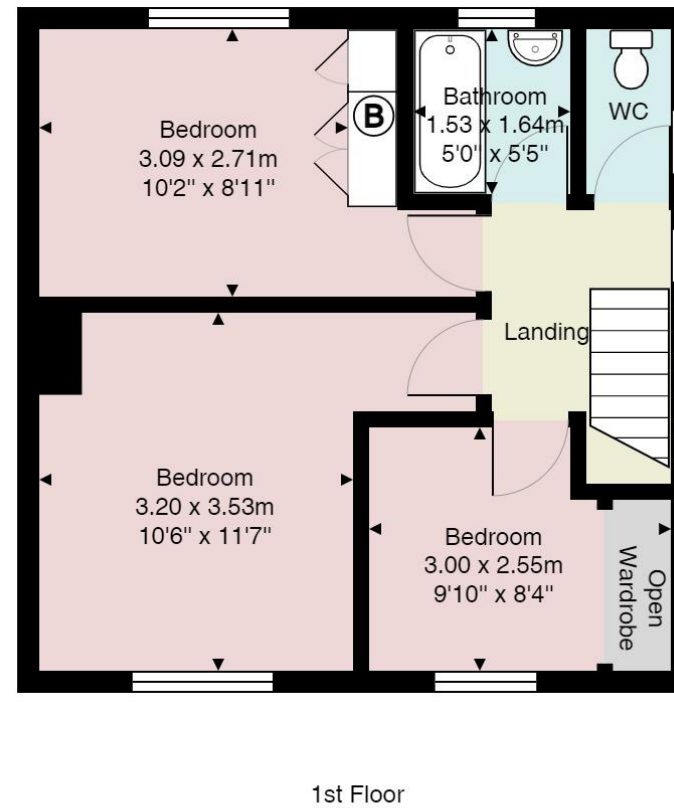
Positioned on angled plot, the property benefits from garden spaces to the front, side and rear plus off road parking. At the front is a sloping gravelled garden with rockery beds, a further space at the side is also gravelled for ease and opens into the parking area with space for two cars. A gate leads into the rear garden. Flagged with space for pots and furniture, the rear garden has a pretty summerhouse which is to stay and an outhouse with power connected. Accessed via a narrow gate is a further lower level garden space which is also gravelled and flagged.

#### DIRECTIONS

Leaving Kendal on Windermere Road, turn right onto Garth Brow following down the hill and then left onto Hallgarth Circle. Take the second turning into High Garth and then left again onto High Sparrowmire. Pass Kettlewell Road and green triangle on the right and continue up the slop on High Sparrowmire, The property is the first on the right hand side.

what3words///swept.rift loafing





Approx. Total Area: 82.7 m<sup>2</sup> ... 890 ft<sup>2</sup>

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 Gas, Electric, Drainage and Water

Tenure: Freehold. Please note that planning permission has been submitted by Persimmon Homes on the field to the side. Further details can be found on Westmorland & Furness Council website Planning Application 2025/0117/FPA

Council Tax Band: C

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

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



#### ARRANGE A VIEWING

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