RANGEMOOR, MOUNT PLEASANT, KENDAL, CUMBRIA, LA9 4JS

£575,000

MILNE MOSER

SALES + LETTINGS

RANGEMOOR
MOUNT PLEASANT
KENDAL
LA9 4JS

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OVERVIEW

With an elevated position to take advantage of views across Kendal, elegant period features throughout and no onward chain, this wonderful detached 1930s style house is worthy of viewing. Located in an historic area, close to the town centre, supermarket and amenities, the property also has good access to Serpentine Woods, Cunswick Scar, Kendal Golf Course and Bowling Fell.

Rangemoor has a traditional layout with the ground floor rooms flowing from a generous hallway - the two front facing reception rooms have bay windows and pleasant outlooks whilst the kitchen at the rear has been updated in recent years with high end Siematic units and a unique splashback. The three first floor bedrooms each boast an ensuite shower room or WC, ideal for busy family mornings, plus there is a potential fourth bedroom on the ground floor with ensuite - perfect for visitors or those with dependent relatives.

Externally, the property comes into its own - a wonderfully planted and maintained garden space extends to the front, side and rear, a rarity in this location and there is a walled allotment for buyers wishing to grow their own produce. This is a charming house which has been well maintained with modern decor blending with the period features, updated double glazed windows and gas central heating throughout.

ACCOMMODATION

Steps at the front lead up to the ornate stained glass front door and into the porch. For buyers wishing to have level access, there is easy access to the rear of the property from Greenside.

PORCH

An inner glazed door with matching stained glass panels leads into the hallway and there is a traditional tiled floor and part tiled walls. Ceiling light, radiator and hanging space for coats, boots and umbrellas.

HALLWAY

Setting the tone for the lovely decor and retained character throughout the house, the hallway has stairs leading to the first floor, wood effect flooring, a radiator and downlights.

SITTING ROOM

13' 2" x 15' 6" (4.02m x 4.73m) max

A double glazed bow window has views over trees and green space on Beast Banks and towards high northern fells beyond. There is a further double glazed window at the side. The Edwardian style fire surround has a marble inset and living flame gas fire, adjustable shelving for books and media, wall and ceiling lights and a radiator.

DINING ROOM

12' 4" x 15' 7" (3.76m x 4.76m) max

A similar sized room with a double glazed bow window looking over trees and rooftops. The Art Deco period fireplace has a living flame gas fire and marble style inset and there are two alcove cupboards to either side. Ceiling light and radiator.

STUDY/BEDROOM & SHOWER ROOM

Study 12' 8" x 8' 10" (3.86m x 2.68m)

Shower Room 8' 5" x 3' 9" (2.56m x 1.15m)

Two double glazed windows with cupboards beneath face the side aspect. Laminate flooring, ceiling light and radiator. Used as a studio by the current owners. The adjoining ensuite is fully tiled and fitted with a concealed cistern WC, pedestal hand basin and shower cubicle. Chrome heated towel rail, downlights, extractor and vanity light with shaver point. Frosted double glazed window.

WC

A useful cloakroom facility having a frosted double glazed window, WC and corner hand basin. Fully tiled, a radiator and ceiling light.

KITCHEN & PANTRY/UTILITY

Kitchen 13' 9" x 7' 8" (4.18m x 2.34m)
Pantry/Utility 8' 4" x 3' 2" (2.53m x 0.95m)
Fitted with sleek Siematic pale grey gloss base and wall units, slim profile marble worktops and an inset one and half bowl sink. Five ring induction hob with a stunning and unique town scape splashback and cooker hood above, an integrated dishwasher, fridge, freezer and oven with generous warming drawer. A breakfast bar has been incorporated into the worktop with cafe lighting above and there is a vertical radiator, downlights and a double glazed window overlooking the lovely rear garden. The adjacent pantry has bespoke full height shelving with space for jars and dry goods - there is a washing machine (included in sale), downlights, a radiator and double glazed window.

REAR PORCH

A lovely addition to the house, double glazed to three sides and a unique frosted door from the kitchen with pretty fern detail. A door leads to the rear garden and there is a ceiling light and radiator.

LANDING

A lovely light landing with a double glazed window at the side. Traditional wooden doors lead to the three bedrooms and the bathroom. The decor continues from the hallway below and there is a ceiling light and radiator.

BEDROOM & ENSUITE

Bedroom 12' 5" x 12' 0" (3.78m x 3.65m) max
Ensuite 3' 3" x 7' 10" (0.99m x 2.39m)
A double glazed window faces the front aspect and has a lovely view - as depicted in the kitchen splashback, over Kendal towards distant fells. There is a good range of fitted furniture, a ceiling light and radiator. The ensuite has a frosted double glazed window with stained glass top pane, a concealed cistern WC, shower cubicle and pedestal hand basin. Fully tiled walls, a vanity light with shaver point, an extractor, downlights and a chrome heated towel rail.

BEDROOM & ENSUITE

Bedroom 12' 2" x 12' 4" (3.71m x 3.75m)
Ensuite 3' 3" x 7' 9" (1.00m x 2.37m)
The second generous double bedroom also faces the front aspect - again with a lovely outlook. Radiator, ceiling light and a double glazed window. The fully tiled ensuite has a concealed cistern WC,

shower cubicle with aqua board panelling and pedestal hand basin. Chrome heated towel rail, an extractor, vanity light with shaver point and downlights. Frosted double glazed window with stained glass top pane.

BEDROOM & WC

12' 9" x 9' 3" (3.88m x 2.81m)

Having a double glazed window facing the side aspect, a ceiling light, radiator and deep built in double cupboard. The adjoining WC has a built in airing cupboard housing the boiler and hot water cylinder and there is a hand basin, toilet, ceiling light and radiator. Access to eaves storage.

BATHROOM

11' 5" x 3' 11" (3.48m x 1.19m)

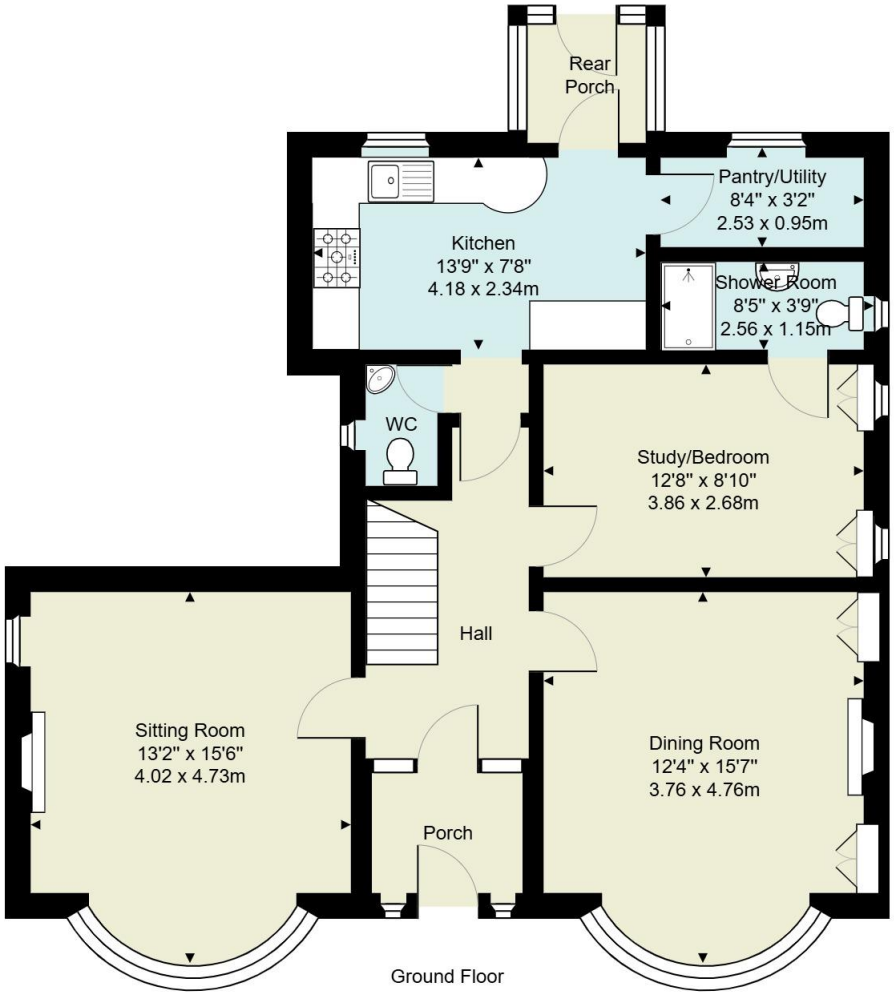
A double glazed window with between pane blinds faces the side aspect. Fully tiled and fitted with a WC, vanity hand basin and bath with shower above and folding screen. Ample cupboard storage, a chrome heated towel rail, ceiling light and extractor.

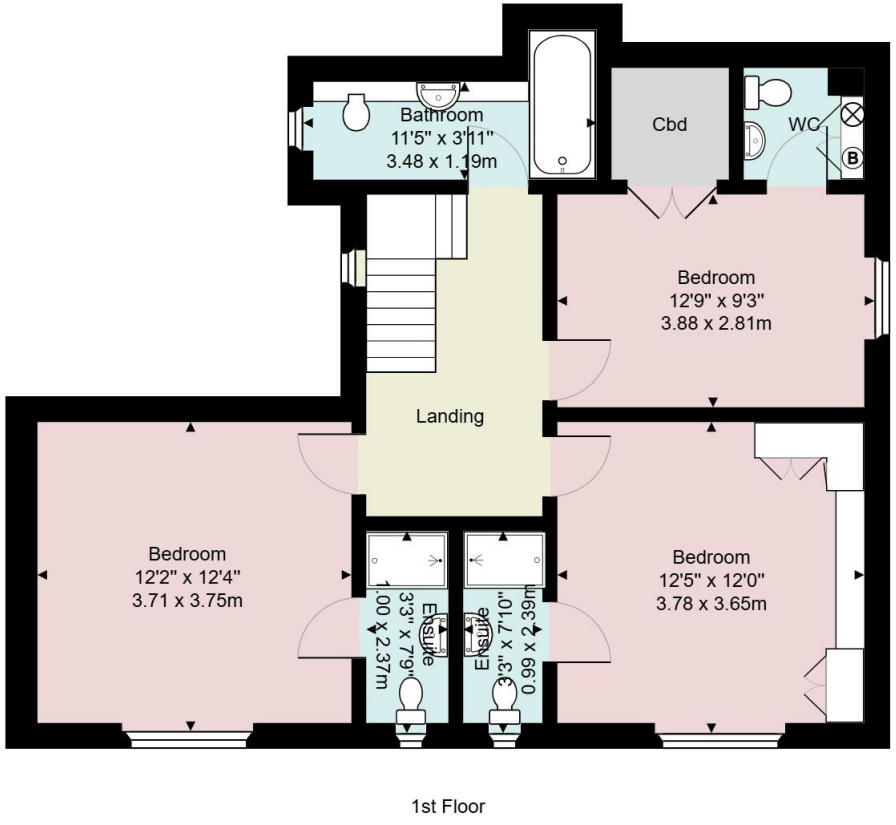
EXTERNAL

At the front of the house is a tiered garden with steps leading up to the front door - the planting is in keeping with the period of the house with numerous ferns, acers, mahonia and fatsia japonica. There is access at the side of the house to the rear garden.

The pretty rear garden has well planned deep filled flower beds, a lovely silver birch and attractive stone walling. A lawn and patio provide space for seating and there is external lighting, power supply and hot and cold taps. A shed at the side has been made to measure for the space and has through doors to the front garden.

The former WC is now an open outhouse/store and there is an adjacent wood store. The walled allotment has veg beds ready for planting and there is an espalier fruit tree.





Approx. Total Area: 1599 ft² ... 148.5 m²

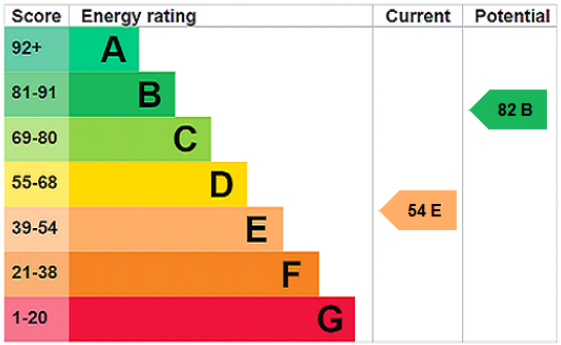
This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

DIRECTIONS

From Kendal Town Hall, proceed up Allhallows Lane following round to the left onto Beast Banks. Continue up the hill. Rangemoor is located to the right hand side facing onto the small green. The residents permit parking areas can be accessed from Serpentine Road.

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. FTTP Broadband
Tenure: Freehold. Within Kendal Conservation Area
Council Tax Band: F
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



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