



2 LYNNSIDE, GILLINGGATE, KENDAL, CUMBRIA, LA9 4JB
£775,000

MILNE MOSER
SALES + LETTINGS



6



2



2



GARAGE

OVERVIEW

Available on the open market for the first time in over 40 years, 2 Lynnside is a truly exceptional property. Dating back to the 1880s, the property is Grade II listed and is an excellent example of the developing Arts and Crafts style. Originally one house, designed by J F Curwen for F W Crewdson of Kendal, the property was thoughtfully divided during the 1980s preserving the architectural integrity. The current owners have retained and enhanced the character and charm throughout, creating a wonderful family home. Wood panelling adorns the reception entrance and sitting room along with exposed timber ceilings, leaded windows, polished pitch pine flooring throughout the ground floor and internal doors with impressive architectural detail. A remarkable open-plan kitchen/dining/living space forms the social heart of the home. The sitting room affords a quiet elegance for cosy evenings in front of the fire. The six bedrooms (one ensuite) on the first and second floors plus a family bathroom and cloakroom provide flexibility for modern family life. Externally, the south facing garden complements the house perfectly with traditional planting, a level lawn and even a Victorian inspired fernery. At the east side of the house is the added benefit of an ample sized garage offering much sought-after off-road parking. Rarely do properties of this standard and style come onto the open market and a viewing is highly recommended to fully appreciate this superbly presented family home.

ACCOMMODATION

Steps from Gillinggate lead up to the period front door and into:

LOBBY

Steeped in Arts and Crafts period features, the lobby has ornate leaded windows, a decorative stained glass screen and an exposed timber ceiling. Radiator, ceiling light and a 'flambeau' wall light. A built in double cupboard provides useful storage for household items and has lighting, shelving and access to the cellar.





CLOAKROOM

Divided into a cloakroom space and WC, there are two ceiling lights, a radiator, half panelling, the original porcelain WC and a corner hand basin.

HALL

24' 1" x 11' 1" (7.33m x 3.37m)

An impressive hallway with a sweeping oak staircase to the first floor and continuing half panelled walls, timber ceiling and decorative period features. There are two ceiling lights, two original cast iron radiators and leaded windows that face the front aspect. The generously proportioned hallway gives open access to the sitting room.

SITTING ROOM

11' 6" x 15' 7" (3.50m x 4.74m)

The half panelling continues creating a cosy feel complemented by the Edwardian oak fire surround with tiled inset and grate for an open fire. The window seat offers garden views and there is a ceiling light, a radiator (beneath the window seat) and a period window with stained glass top panes.

KITCHEN/DINING/LIVING ROOM

17' 11" x 25' 10" (5.46m x 7.88m) max

Rarely does a period home of this calibre offer such successful open-plan living. This light and airy space has a large leaded window at the side and a bay window with window seat and leadwork overlooking the garden. Two period style radiators, ample lighting, a corner cupboard and an impressive mantel piece inscribed with Latin motto 'Ut Migraturus Habita' - 'Live as if about to leave'. There is ample space for family dining plus any configuration of seating. The bespoke kitchen area has base and wall units painted in Farrow and Ball's 'Pigeon', with granite worktops, tiled splashbacks and an inset one and a half bowl sink. Integrated Miele appliances throughout, comprising fridge freezer, dishwasher, electric double oven (one with steam function), a warming drawer and gas hob with retractable extractor hood above. The Vaillant boiler is concealed within a wall cupboard.

SIDE PASSAGE

Giving access to the whole garden via the back door, the passageway has leaded windows to the front and a ceiling light.



FIRST FLOOR LANDING

17' 9" x 12' 8" (5.41m x 3.87m)

The oak-balustraded staircase leads up to the galleried landing. This is Victorian domestic architecture at its most generous, where circulation space becomes living space. There are views towards Benson Knott from the leaded window, period style radiators and three ceiling lights. At one end is a built in airing cupboard and further light.

BEDROOM ONE & ENSUITE

16' 5" x 9' 4" (4.99m x 2.85m)

The master suite claims choice position, overlooking the garden and woodland. There is an original, rise-and-fall brass pendant light, along with bedside lighting, generous built in wardrobes (with internal lighting) and drawer units, and a radiator. The adjoining ensuite has a west facing window to the side, a concealed cistern WC, wash hand basin and bath with both fixed head and riser spray and a screen. Vanity mirror, chrome heated towel rail, an extractor and two wall lights. Built in dressing table with cupboard below.

BEDROOM TWO

11' 5" x 14' 3" (3.47m x 4.35m) max

Windows face the front and side aspect with a pleasant view at the front over Kendal rooftops and towards the hills. Radiator, pedestal wash hand basin, ceiling and wall light.

BEDROOM THREE

11' 8" x 15' 8" (3.56m x 4.77m)

Also overlooking the rear garden and trees, the third generous double bedroom has a period fire surround with cast metal grate, a radiator and ceiling light.

BATHROOM

6' 8" x 9' 10" (2.02m x 3.00m)

A leaded window faces the front aspect. Fitted with a WC, pedestal hand basin, a bidet and a bath with shower above. Chrome heated towel rail, a mirror with vanity light, shaver point and an extractor. Part tiled walls.

SIDE VESTIBULE & UTILITY/LAUNDRY

A practical space comprising a useful understairs storage cupboard, enclosed wood panelled spiral staircase to the second floor and invaluable utility area, with plumbing for a washing machine and a sink unit. There is a ceiling light, radiator and a frosted-glass window faces the front aspect.







SECOND FLOOR LANDING

23' 1" x 6' 10" (7.03m x 2.09m)

A second impressively large landing with a window to the front, two ceiling lights, a radiator and electric storage heater. The inner landing has two generous built in cupboards and access to eaves storage. Ceiling light and a radiator.

BEDROOM FOUR

14' 4" x 19' 2" (4.37m x 5.83m) max

Perfect for a teenager, this generous room has a double glazed window overlooking the garden and trees and lots of built in storage and eaves cupboards. Fire surround with brick hearth, a radiator, storage heater and two ceiling lights.

BEDROOM FIVE/STUDIO

11' 9" x 12' 5" (3.59m x 3.80m)

A lovely, light-filled, versatile room with a double glazed window at the rear, a ceiling light, radiator and shelving.

BEDROOM SIX/STUDY

16' 4" x 7' 9" (4.98m x 2.36m)

Having a view over Kendal, the sixth bedroom has a radiator, ceiling light and window.

WC

Fitted with a WC, pedestal wash hand basin and a ceiling light.

EXTERNAL

The south-facing garden at 2 Lynnside enjoys plenty of space for relaxation and al fresco dining. It boasts a lawn, rockery, herbaceous borders and mature planting and offers a tranquil space that is rare so close to the town centre. A wisteria clammers up the rear of the property and there are numerous shrubs and acers. A patio space by the side door has a tap and a fernery. Further to the rear is a stone path leading to a compost bin and log storage area with the path leading to the garage block adjacent to 1 Lynnside. Woodland with steep access down to the bank of Blind Beck.

GARAGE

10' 10" x 19' 0" (3.30m x 5.79m)

The garage is accessed from Gillinggate and has double doors, power and light. The forecourt must remain clear for turning.





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

Entering Kendal from the south, join the one way system on Kirkland passing the Parish Church on the right. Turn left onto Gillinggate by the fireplace shop and continue up the hill. Lynnside is located to the left hand side.

what3words:///poems.upon.snail

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage.

Tenure: Freehold. Grade II Listed and within Kendal Conservation Area

Council Tax Band: G

EPC Grading: D

Please note the property is eligible for both a Residents and Visitors

Parking Permit.

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

MILNE MOSER

SALES + LETTINGS

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.