



8 ANCHORITE FIELDS, KENDAL, CUMBRIA, LA9 5NG  
**Guide Price £155,000**

**MILNE MOSER**  
SALES + LETTINGS



#### OVERVIEW

A distinctive three storey terraced house with period features throughout, gas central heating and double glazed windows. All four bedrooms are doubles and there is a good sized lounge diner, a kitchen and bathroom. Off road parking and turning has been created at the front - a real bonus in this location, along with a detached garage and there is a courtyard patio at the rear. The front of the house is bounded the historic Grade II listed Anchorite Well which dates back over 1000 years and is noted by Kendal Civic Society and the property is within walking distance of the town centre, local primary and secondary schools and Kendal College.

#### ACCOMMODATION

Entering though the porch, a large pitch pine style door leads into the lounge diner and there is space for coats and shoes. Dual aspect, the lounge diner has stairs to the first floor and a gas fire with shelving and stone work. The kitchen is fitted with oak style units, dark worktops, a one and a half bowl stainless steel sink and wall mounted Vaillant boiler. Both double bedrooms on the first floor have a pleasant outlook towards green space and one has a good bank of fitted wardrobes. The bathroom has a three piece suite, airing cupboard with radiator and is fully tiled. The second floor landing has a large walk in storage cupboard and two further double bedrooms both having fitted wardrobes and a Velux skylight.

#### DIMENSIONS

Porch 7' 0" x 8' 2" ((2.14m x 250m)  
Lounge Diner 20' 1" x 18' 9" (6.12m x 5.72m)  
Kitchen 8' 0" x 8' 5" (2.45m x 2.56m) max  
Bedroom 11' 6" x 12' 4" (3.51m x 3.75m) max  
Bedroom 8' 2" x 10' 8" (2.48m x 3.25m)  
Bathroom 6' 2" x 6' 0" (1.88m x 1.84m)  
Bedroom 12' 5" x 9' 4" (3.78m x 2.83m)  
Bedroom 12' 5" x 9' 0" (3.78m x 2.75m)  
Garage 10' 11" x 20' 7" (3.33m x 6.27m)



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1



1



GARAGE &  
PARKING







#### DIRECTIONS

Entering Kendal from the south on Milnthorpe Road, A6, take the second turning on the left past Kendal College onto Glebe Rise and Glebe Road. Continue straight on at the roundabout onto Anchorite Fields with the property located a short distance along to the left hand side.  
what3words:///dome.leave.tune

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure:

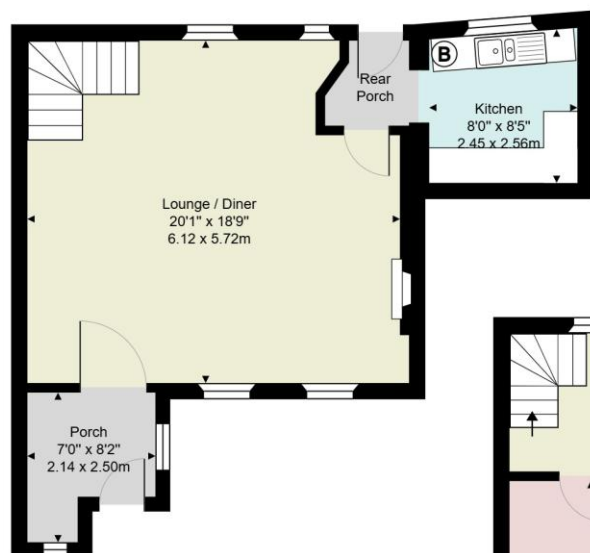
Council Tax Band: C

EPC Grading: TBC

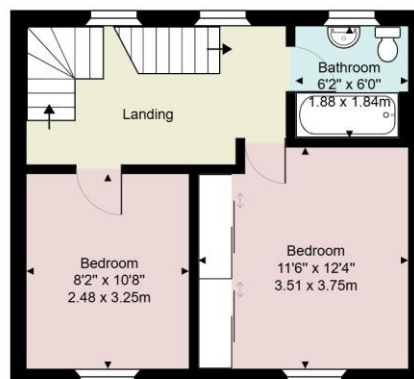


Further information on the property can be found by downloading the Auction Pack or contacting Auction House Cumbria tel: 01228 510 552 or email [cumbria@auctionhouse.co.uk](mailto:cumbria@auctionhouse.co.uk)

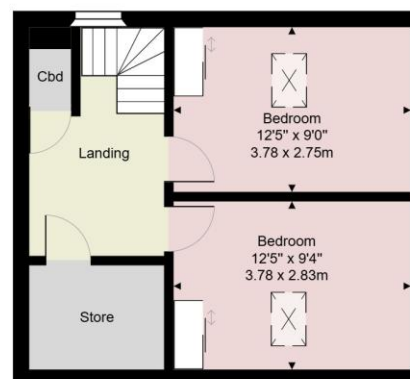




Ground Floor



1st Floor



2nd Floor

Approx. Total Area: 1299 ft<sup>2</sup> ... 120.7 m<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

To arrange your viewing contact our  
Kendal Team:

If you would like further information or  
insights prior to viewing, please contact  
Auction House, Cumbria

#### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

#### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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