



ASTBURY COTTAGE, 4 CALVERT COURT, MAIN STREET,
ENDMOOR, KENDAL, CUMBRIA, LA8 0EU
£160,000

MILNE MOSER
SALES + LETTINGS

OVERVIEW

Having lovely countryside views, off road parking and a popular village location, this one bedroomed cottage must be viewed to be appreciated. A fantastic first time buy or second home/bolt hole, the property has good access to the M6 and wider Lake District and is close to the amenities of Endmoor. There is an open plan ground floor layout with a combined lounge and kitchen area whilst on the first floor is a double bedroom and good sized bathroom. A private courtyard garden at the front completes this attractive modern end terraced house. Gas central heating and UPVC double glazing.

ACCOMMODATION

From the parking area, a path leads at the side of number 3 into the courtyard garden of number 4. There are glimpses of the view to countryside between the houses opposite. Once inside, the property has a light filled open plan ground floor layout. Zoned creating a comfortable lounge space with an attractive electric flame effect stove and ample space for seating and a small table if required. The kitchen is fitted with cream farmhouse units which incorporate a peninsula plus there are wood block effect worktops and an induction hob and electric oven. There is a wall mounted boiler plus further storage space under the stairs for everyday household bits and pieces. The two windows both overlook the courtyard garden.

The first floor landing offers more all-important storage with a generous shelved cupboard and there is access to the loft and bookshelves in the stairwell. The double bedroom has a lovely view over rooftops towards fields and countryside. Maximising the storage, the owners have built in a cabin style bed with storage beneath plus open fronted cupboards with hanging space and shelves. The adjoining bathroom is a good size - there is a shower over the bath, a modern chrome heated towel rail and neutral tiling behind the basin, toilet and above the bath.



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PARKING





Externally, the courtyard garden offers space for outdoor dining, pots and raised beds and there is an external tap and light. The bike stores/sheds are perfect for outdoor gear and garden tools and the courtyard is enclosed by fencing and a low wall. Within the courtyard of Calvert Court, number 4 has a designated parking space.

DIMENSIONS

Open Plan Lounge Dining Kitchen Area 18' 0" x 11' 10" (5.48m x 3.60m)

Bedroom 9' 0" x 11' 11" (2.74m x 3.63m)

Bathroom 8' 7" x 5' 8" (2.61m x 1.72m)

DIRECTIONS

Leaving Kendal on Burton Road, A65, proceed out town passing Westmorland General Hospital, Oxenholme and through Barrows Green and Summerlands. Once in Endmoor, turn right just after The Club and opposite The Bakery. Follow the drive round to the left and into the parking area of Calvert Court. Number four is accessed via a path at the side of number 3.
what3words.com/whizzing.alert.towns

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

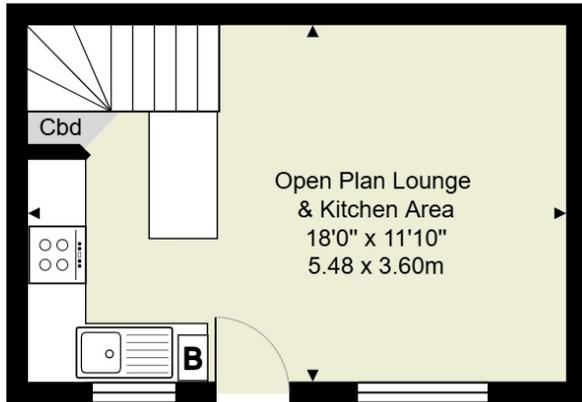
Tenure: Freehold

Council Tax Band: B

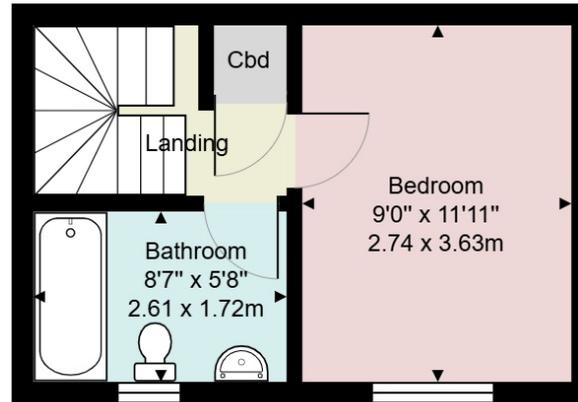
EPC Grading: C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



1st Floor

Approx. Total Area: 425 ft² ... 39.5 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

To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Sonia Fallowfield

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