



Kilnstones Underbarrow Road, Kendal  
£600,000





## Kilnstones Underbarrow Road

Kendal, Kendal

Set within a generous and established plot, this detached home enjoys a peaceful position with countryside views and easy access to scenic walks. The setting offers a sense of privacy and space, while remaining well placed for the M6 and the Lake District National Park.

The main living areas benefit from large windows, allowing an abundance of natural light and providing attractive views across the surrounding greenery. The lounge features a charming fireplace, creating a warm and cosy atmosphere, ideal for everyday living. A fitted kitchen sits alongside the main living space and offers clear scope for improvement. The additional sunroom is a standout feature, with expansive windows and a wooden ceiling, overlooking the garden and providing a relaxing space to enjoy the outlook throughout the year. Dining room, downstairs WC and a separate utility room adds practicality to the ground floor layout.

Upstairs, the property offers three double bedrooms, all well proportioned and offering excellent potential for modernisation. The family bathroom serves the accommodation and provides a functional layout, with further opportunity for personalisation.

The exterior is a particularly impressive feature of the property. Large gardens wrap around the house, thoughtfully arranged to offer both privacy and scenic views, with mature trees and open aspects across the surrounding countryside. The grounds provide year round potential for gardening, outdoor seating, or further landscaping, appealing to buyers seeking space and a connection with nature. A driveway provides parking for multiple vehicles, along with a garage.

Overall, this is a home with strong foundations, a beautiful

- Detached house set on an impressive, generous plot with countryside views
- Large gardens surrounding the property with mature trees
- Kitchen with scope for improvement
- Spacious lounge with garden outlook
- Sunroom providing additional living space and natural light
- Dining room, downstairs WC and separate utility room adding practicality
- Three double bedrooms with scope for modernisation
- Family bathroom serving the household
- Garage and driveway parking for up to four vehicles
- Well located for scenic walks, with easy access to the M6 and the Lake District National Park

Head up Underbarrow road and Kilntones is the last one on the right.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: G

#### **EPC RATING E**

**COUNCIL TAX BAND currently BAND F**

**TENURE: FREEHOLD**

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





**SUNROOM**

**GARAGE**

17' 6" x 11' 1" (5.34m x 3.39m)

**BATHROOM**

7' 11" x 6' 7" (2.41m x 2.00m)

**BEDROOM**

10' 6" x 13' 1" (3.21m x 4.00m)

**BEDROOM**

11' 10" x 14' 6" (3.60m x 4.41m)

**BEDROOM**

11' 9" x 12' 9" (3.57m x 3.88m)

**ENTRY**

5' 1" x 2' 6" (1.54m x 0.75m)

**KITCHEN**

12' 6" x 13' 1" (3.80m x 3.99m)

**DINING ROOM**

7' 10" x 9' 5" (2.39m x 2.87m)

**WC**

**UTILITY ROOM**

7' 2" x 12' 4" (2.19m x 3.75m)

**HALLWAY**

5' 10" x 3' 2" (1.79m x 0.97m)

**LIVING ROOM**

11' 9" x 11' 7" (3.59m x 3.54m)

**SERVICES**

Mains electric, oil source heat pump, septic tank, mains water

**EPC RATING E**

**COUNCIL TAX BAND** currently **BAND F**

**TENURE: FREEHOLD**









## THW Estate Agents

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