



7 Mint Cake Mews Butterly Well Road, Kendal
£295,000



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This attractive stone fronted semi detached home beautifully blends period character with modern living, set in a highly desirable location within walking distance of Kendal town centre. The property enjoys easy access to a wide range of shops, cafés, restaurants and bars. While also being ideally placed for commuters with excellent links to the M6 motorway and close proximity to the Lake District National Park.

The ground floor is thoughtfully designed for contemporary lifestyles, featuring a modern fitted kitchen that opens seamlessly into a spacious open plan kitchen and living area. This welcoming space is ideal for both everyday living and entertaining, complemented by character features throughout that add warmth, charm and individuality to the home.

Arranged over the first and second floors, the accommodation offers four well proportioned bedrooms, including three generous doubles and a single bedroom currently used as a snug, providing flexibility for home working or relaxation. The impressive master bedroom benefits from a Juliet balcony, walk in wardrobe and en suite bathroom. While a stylish, modern fitted family bathroom serves the remaining bedrooms. Externally, the property offers a front yard with space for a small seating area, perfect for enjoying the outdoors. There is also on street parking for one vehicle, adding to the convenience of this well located and highly appealing home.

- Semi detached house ideal for families and commuters
- Modern fitted kitchen with contemporary fixtures and quality finishes
- Open plan kitchen and living area creating a spacious, sociable hub
- Character features throughout including original details and charm
- Attractive stone façade enhancing kerb appeal and local style
- Four bedrooms, three doubles and one single currently used as a snug
- Master bedroom suite with en suite bathroom, walk in wardrobe and Juliet balcony
- Modern fitted family bathroom finished to a high standard
- Front yard with space for a seating area and on street parking for one car
- Excellent location with easy access to the M6, the Lake District National Park, and within walking distance of Kendal town centre's shops, cafés, restaurants and bars



HALLWAY

13' 6" x 3' 3" (4.12m x 1.00m)

KITCHEN / LIVING AREA

18' 8" x 11' 9" (5.69m x 3.58m)

WC

5' 6" x 2' 5" (1.67m x 0.74m)

BEDROOM / SNUG

8' 9" x 8' 7" (2.67m x 2.61m)

BEDROOM

12' 7" x 10' 7" (3.84m x 3.22m)

BATHROOM

5' 7" x 7' 4" (1.71m x 2.23m)

WARDROBE

5' 7" x 6' 4" (1.71m x 1.92m)

LANDING

BEDROOM

9' 8" x 13' 6" (2.94m x 4.11m)

BEDROOM

13' 6" x 9' 10" (4.11m x 3.00m)

BATHROOM

12' 4" x 6' 0" (3.76m x 1.84m)

LANDING

3' 5" x 5' 9" (1.03m x 1.76m)

SERVICES: Mains electric, mains gas, mains water, mains drainage

EPC RATING: C

COUNCIL TAX BAND currently: TBC

Been used as a holiday let so currently on business rates.

TENURE: FREEHOLD

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