



Birds Park Cottage Sedbergh Road, Kendal
£585,000



Birds Park Cottage Sedbergh Road

Kendal

Occupying a delightful rural setting just a short distance from Kendal, Birds Park is a beautifully presented detached bungalow enjoying attractive gardens, a secluded position and a plot extending to approximately one third of an acre. Well maintained and improved by the current owners, the property offers spacious accommodation ready to move into and enjoy, whilst benefiting from a wonderful balance of privacy and convenience.

The accommodation is arranged across a single level and offers a welcoming and homely feel throughout. A spacious sitting room featuring a fireplace provides an inviting environment for everyday living, while the open plan dining kitchen offers ample room for cooking, dining and entertaining. A bright garden room provides valuable additional reception space and enjoys attractive views over the surrounding gardens.

The bungalow offers three double bedrooms, including a principal bedroom benefitting from en suite facilities. A family bathroom serves the remaining accommodation, while the layout provides comfortable and well balanced living space throughout.

Externally, the gardens extend around the property and create a particularly attractive setting. A stream runs through the grounds, adding to the character and appeal of the outdoor space. The gardens provide a variety of areas to enjoy throughout the seasons whilst retaining a good degree of privacy and seclusion. A gate from the garden provides direct access to nearby public footpaths, making the property particularly appealing for those who enjoy walking and the surrounding countryside. A garage and driveway parking add further practicality.

Combining beautifully presented accommodation, attractive grounds and a sought after rural position, this property

SUNROOM

10' 11" x 8' 6" (3.34m x 2.60m)

LIVING ROOM

18' 8" x 12' 10" (5.69m x 3.91m)

DINING ROOM

14' 2" x 9' 11" (4.32m x 3.03m)

KITCHEN

10' 2" x 9' 2" (3.10m x 2.79m)

BOOT ROOM

4' 9" x 2' 9" (1.46m x 0.83m)

HALLWAY

13' 0" x 4' 3" (3.96m x 1.30m)

BEDROOM

9' 8" x 9' 3" (2.95m x 2.83m)

EN SUITE

4' 8" x 4' 0" (1.42m x 1.22m)

BEDROOM

13' 11" x 9' 9" (4.24m x 2.96m)

BEDROOM

11' 11" x 10' 8" (3.64m x 3.25m)

BATHROOM

6' 5" x 5' 9" (1.95m x 1.74m)

HALLWAY

11' 9" x 2' 7" (3.57m x 0.79m)

GARAGE

15' 10" x 10' 2" (4.82m x 3.10m)

SERVICES

Mains electric, oil central heating, mains water, non mains drains

EPC RATING E

COUNCIL TAX BAND currently Band E





SUNROOM

10' 11" x 8' 6" (3.34m x 2.60m)

LIVING ROOM

18' 8" x 12' 10" (5.69m x 3.91m)

DINING ROOM

14' 2" x 9' 11" (4.32m x 3.03m)

KITCHEN

10' 2" x 9' 2" (3.10m x 2.79m)

BOOT ROOM

4' 9" x 2' 9" (1.46m x 0.83m)

HALLWAY

13' 0" x 4' 3" (3.96m x 1.30m)

BEDROOM

9' 8" x 9' 3" (2.95m x 2.83m)

EN SUITE

4' 8" x 4' 0" (1.42m x 1.22m)

BEDROOM

13' 11" x 9' 9" (4.24m x 2.96m)

BEDROOM

11' 11" x 10' 8" (3.64m x 3.25m)

BATHROOM

6' 5" x 5' 9" (1.95m x 1.74m)

HALLWAY

11' 9" x 2' 7" (3.57m x 0.79m)

GARAGE

15' 10" x 10' 2" (4.82m x 3.10m)

SERVICES

Mains electric, oil central heating, mains water, non mains drains

EPC RATING E

COUNCIL TAX BAND currently Band E



GARDEN

GARAGE

Single Garage

DRIVEWAY

4 Parking Spaces





Approximate total area⁽¹⁾

1281 ft²

119.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.