



8 Blencathra Gardens, Kendal

£565,000



8 Blencathra Gardens

Kendal

Occupying a pleasant position at the head of a cul-de-sac within a popular residential development to the south of Kendal, this beautifully presented detached family home offers spacious accommodation, attractive gardens and excellent parking. The property is conveniently placed for local schools, shops and amenities, whilst also enjoying easy access to Oxenholme Railway Station, the M6 and both the Lake District and Yorkshire Dales National Parks.

The accommodation has been thoughtfully designed for modern family living. A welcoming sitting room and separate dining room provide versatile reception space, while the heart of the home is the impressive kitchen living area. Bright and contemporary in design, this superb space features a central island, creating a natural gathering point for family and friends. Bi-fold doors open directly onto the garden, allowing the indoor and outdoor spaces to flow seamlessly together and making it ideal for both everyday living and entertaining. A utility room and ground floor WC add further practicality.

To the first floor, the property offers four bedrooms, including three doubles. The principal bedroom benefits from en-suite shower facilities, while a family bathroom serves the remaining accommodation.

Externally, the property enjoys attractive gardens with a lawn and patio seating area, providing a wonderful space for outdoor dining, entertaining and family enjoyment. The garden works particularly well with the kitchen living area, allowing the bi-fold doors to create an extension of the home during the warmer months. A double garage and driveway parking for four vehicles further enhance the appeal of the property.

- Impressive detached family home
- Bright and spacious modern kitchen living area with central island
- Separate living room and dining room
- Utility room and ground floor WC
- Four bedrooms, including three doubles
- En-suite shower room and family bathroom
- Bi-fold doors opening onto the garden
- Attractive front and rear gardens with lawn and patio seating area
- Double garage and driveway parking with a EV charger installed
- Cul-de-sac position close to schools, Oxenholme Station and M6 links

EPC RATING C

COUNCIL TAX: BAND G

TENURE: FREEHOLD

SERVICES

Mains electric, mains gas, mains water, mains drainage

DIRECTIONS: WHAT3WORDS: [///limbs.feast.amuse](https://www.what3words.com/limbs.feast.amuse)

IDENTIFICATION CHECKS

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ENTRANCE HALL

18' 5" x 6' 11" (5.62m x 2.11m)

LIVING ROOM

20' 8" x 11' 3" (6.31m x 3.42m)

DINING ROOM

14' 4" x 11' 0" (4.38m x 3.36m)

KITCHEN / LIVING AREA

26' 0" x 21' 0" (7.92m x 6.40m)

UTILITY ROOM

10' 0" x 5' 7" (3.05m x 1.70m)

WC

7' 9" x 3' 1" (2.37m x 0.94m)

LANDING

10' 6" x 5' 4" (3.19m x 1.62m)

BEDROOM

14' 6" x 11' 1" (4.43m x 3.37m)

EN-SUITE

6' 4" x 5' 6" (1.92m x 1.67m)

BEDROOM

14' 7" x 10' 11" (4.44m x 3.33m)

BEDROOM

11' 11" x 9' 4" (3.64m x 2.84m)

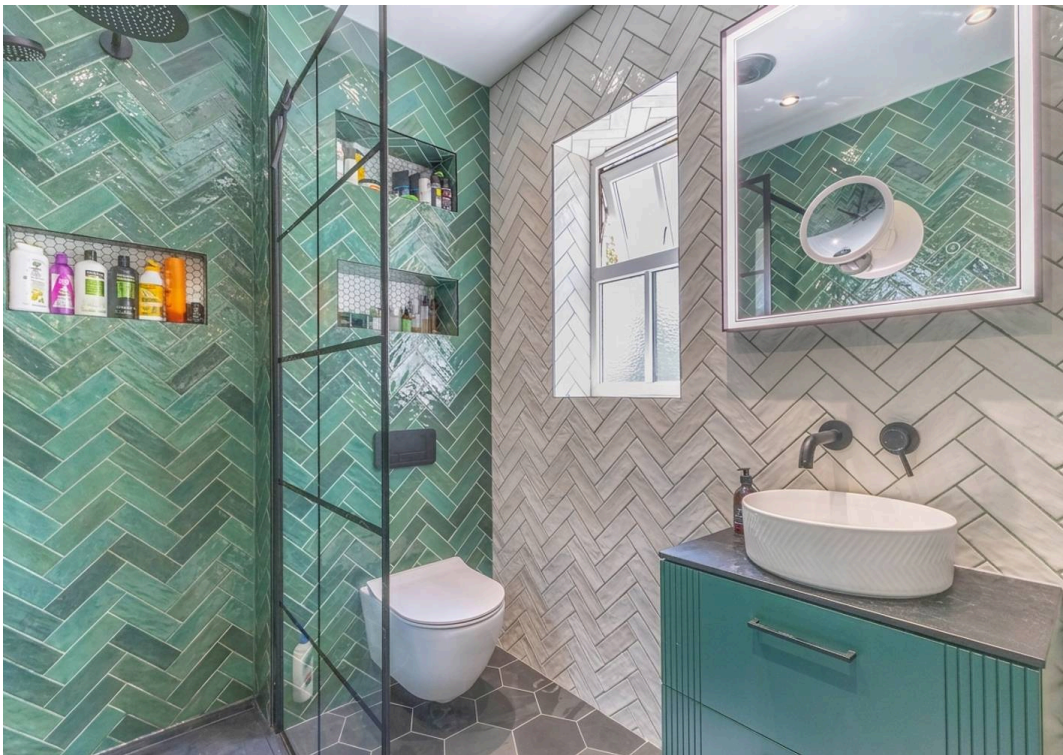
BEDROOM

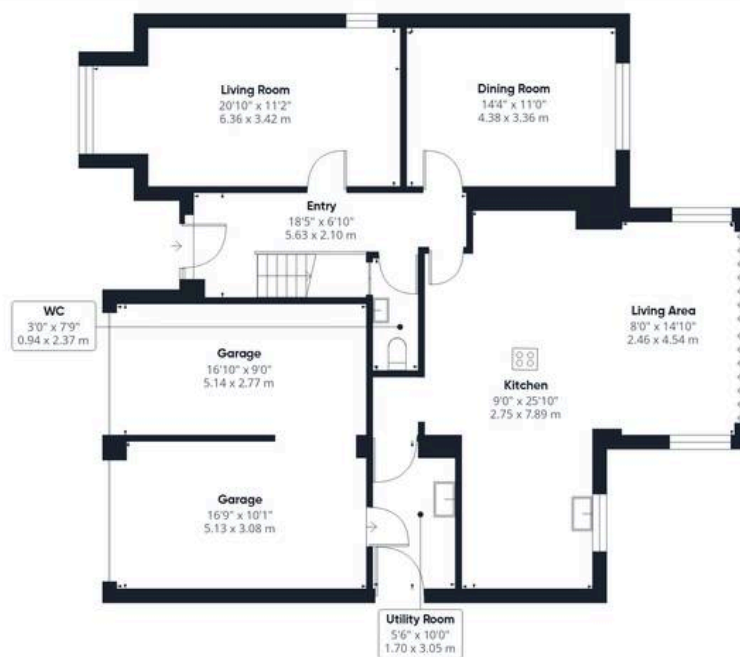
9' 10" x 9' 3" (3.00m x 2.81m)

BATHROOM

9' 2" x 7' 4" (2.80m x 2.23m)







Ground Floor

Approximate total area⁽¹⁾

2091 ft²

194.1 m²



Floor 1

(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







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