



7 Airethwaite, Kendal

Asking Price £495,000

Your Local Estate Agents
Thomson Hayton Winkley



www.thwestateagents.co.uk

A substantial end terraced period property occupying an elevated position with fine views across Kendal towards Benson Knott. This fabulous family home is laid to four floors and offers two reception rooms, five bedrooms, two bathrooms, two reception rooms gardens and ample off road parking.







ACCOMMODATION

7 Airethwaite is a fabulous end terrace period property situated on one of the finest terraces in Kendal occupying an elevated position above the town with commanding views of Kendal Castle towards Benson Knott and being convenient for the amenities on offer in the centre of the market town, the Laked District National Park and the M6.

The accommodation extends over four floors and provides an excellent family home boasting character features including fire places, deep skirting boards, cornice and picture rails. The well proportioned living space briefly comprises an entrance hall, sitting room, dining room, kitchen, utility room and shower room to the ground floor, three bedrooms and a five piece family bathroom to the first floor, two bedrooms to the second floor and a workshop and store to the lower ground floor.

Outside there are gardens to the front, side and rear together with ample off road parking to complete this magnificent property.

GROUND FLOOR

ENTRANCE HALL

17' 5 max" x 7' 1 max" (5.31m x 2.16m)

Timber and single glazed stained glass door with stained glass fanlight, radiator, feature alcove, cornice, corbels, victorian tiled flooring

SITTING ROOM

17' 8 max" x 12' 11" (5.38m x 3.95m)

Single glazed sliding sash window with fabulous views, radiator, traditional Victorian tiled open fireplace, feature alcove with shelving, cornice, ceiling rose, picture rail, television point.

DINING ROOM

13' 6" x 11' 1" (4.14m x 3.38m)

Timber and single glazed door, single glazed sliding sash window, radiator, living flame gas stove to feature fireplace, cornice, picture rail, fitted shelf, telephone point.

KITCHEN

9' 8" x 7' 10" (2.95m x 2.40m)

Single glazed sliding sash window, good range of base and wall units, white porcelain sink, built in double oven, five burner gas hob with extractor hood over, plumbing for dishwasher, space for fridge, picture rail, under wall unit lighting, tiled splash back.

UTILITY ROOM

6' 2" x 4' 10" (1.89m x 1.49m)

Timber and double glazed door, single glazed windows, radiator, plumbing for washing machine, space for freezer, gas central heating boiler.

SHOWER ROOM

6' 4" x 4' 11" (1.95m x 1.51m)

Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and fully tiled shower cubicle with thermostatic shower, built in cupboard, loft access, tiled walls.

FIRST FLOOR

LANDING

8' 7" x 5' 6" (2.62m x 1.70m)

Natural light from window on second floor landing.





BEDROOM

15' 0 max" x 10' 1 max" (4.57m x 3.07m)

Double glazed sliding sash window, radiator, cornice, ceiling rose, picture rail, alcove with shelving, two television points.

BEDROOM

13' 11" x 12' 2 max" (4.26m x 3.71m)

Single glazed sliding sash window with fabulous views, window seat, radiator, cornice, ceiling rose, picture rail.

BEDROOM/STUDY

9' 6 max" x 8' 4" (2.9m x 2.55m)

Single glazed sliding sash window with fabulous views, radiator, picture rail.

BATHROOM

11' 3 max" x 9' 1 max" (3.43m x 2.77m)

Single glazed sliding sash window, radiator, five piece suite in white comprises W.C. bidet, wash hand basin, fully tiled shower cubicle with thermostatic shower and freestanding cast iron roll top bath with ball and claw feet and mixer shower, recessed spotlights, part tongue and groove panelling to walls, tiled floor.

SECOND FLOOR

LANDING

10' 4 max" x 7' 6 max" (3.15m x 2.29m)

Double glazed Velux style window, radiator, exposed beams.

BEDROOM

19' 11 max" x 11' 9 max" (6.07m x 3.58m)

Double glazed window with fabulous views, two double glazed Velux windows, radiator, traditional decorative cast iron feature fireplace, exposed beams.

BEDROOM

12' 1" x 10' 3" (3.69m x 3.13m)

Two double glazed Velux windows, radiator, exposed beams, television point.

LOWER GROUND FLOOR

WORKSHOP

17' 1 max" x 10' 1 max" (5.21m x 3.07m)

Single glazed window, light an power, fitted shelving, stone table.

STORE

17' 8 max" x 5' 8 max" (5.38m x 1.73m)

Light and power, original stone flagged floor, telephone.

OUTSIDE

The front of the house offers a garden with stepped access leading to the front door. The side of the property has gardens which include elevated grounds boasting magnificent views bordered by established trees and shrubs and paved patio seating areas. The rear has gated ample gravelled parking and a timber storage shed.

SERVICES

Mains electricity, mains gas, mains water, mains drainage

COUNCIL TAX BANDING

Band F - As shown on Valuation Office website.

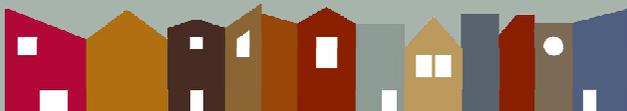




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Important Notice

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Energy Performance Certificate

HM Government

7, Airethwaite, KENDAL, LA9 4SP

Dwelling type: End-terrace house Reference number: 6201-9972-9029-6987-4743
 Date of assessment: 13 March 2014 Type of assessment: RGSAP, existing dwelling
 Date of certificate: 16 March 2014 Total floor area: 186 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,126
Over 3 years you could save £ 2,124

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 246 over 3 years	
Heating	£ 5,439 over 3 years	£ 3,441 over 3 years	You could save £ 2,124 over 3 years
Hot Water	£ 367 over 3 years	£ 375 over 3 years	
Totals	£ 6,126	£ 4,092	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,251	✓
2 Floor insulation	£600 - £1,200	£ 153	✓
3 Draught proofing	£60 - £120	£ 90	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

From our Kendal office proceed north along the A5284 Stricklandgate continuing straight on at the traffic lights on to Windermere Road. Take the third turning on the right on to Green Road and continue on to Horncop Lane. The turning for Airethwaite is then located on the left just after Kendal Green with number 7 being at the end of the private lane.