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## Fell Close Kendal Road

Kendal, LA8 9LP

Offers Over £975,000



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*Situated within The Lake District National Park and set in mature private gardens, Fell Close is a striking detached home that masterfully pairs traditional elegance with a bright, contemporary edge. From its grand, light-drenched reception rooms, flexible snug room and traditional kitchen-diner, to the five serene bedrooms, every inch of this home celebrates space and natural light. This home is complete with a versatile basement and a suite of outbuildings including a garage and a dedicated home office. Fell Close offers a rare blend of historic character and modern functionality for those seeking a tranquil yet sophisticated lifestyle.*

Welcome to this magnificent slate-built residence, a home that effortlessly blends heritage charm with airy functionality. Tucked away in a sanctuary of mature private gardens, Fell Close makes a striking first impression, hinting at the scale and character found within. The traditional exterior is perfectly complemented by large windows that flood every corner of the house with natural light, creating a bright and uplifting atmosphere from the moment you step through the entrance hall and into its heart.

The ground floor offers a sophisticated balance of formal elegance and contemporary comfort. To the front, the lounge and dining room serve as classic anchors for the home, both boasting impressive bay windows and traditional décor that honours the property's roots. As you move towards the rear, the mood shifts into a more contemporary feel within the expansive kitchen and diner. This social hub is supported by a large utility room and a rear porch, while a versatile snug-which can easily serve as a ground-floor bedroom - is accompanied by its own bathroom, offering perfect flexibility for guests or multi-generational living.

Ascending to the first floor, the sense of scale continues across a wide, light-filled landing. Here, you will find five bedrooms, each benefiting from the home's signature large windows and peaceful views over the lush surrounding greenery. These rooms offer the perfect canvas for classic styling, while the central family bathroom ensures modern convenience for the whole household. Whether used as a sprawling family home or adapted to include a dedicated nursery or hobby room, the upper level feels remarkably spacious and serene.

The property's appeal extends far beyond the primary living areas, with a lower floor featuring two large basement rooms that present an incredible opportunity for a workshop, gym, or bespoke storage. Outside, the impressive row of outbuildings adds a unique dimension to the estate. Alongside the generous garage, you'll find a dedicated office space - ideal for those working from home who crave a quiet, professional environment - as well as a traditional outbuildings that add a storage for the grounds.

This is a rare opportunity to own a home that feels both grounded in history and perfectly adapted for the present. The combination of its robust slate construction, the privacy of the established gardens, and the sheer versatility of the outbuildings makes it a standout choice for those seeking a lifestyle of quiet luxury. Every room is a testament to light and space, offering a peaceful retreat in a truly enviable setting.

## Entrance Hall

extends to 16'0" (extends to 4.90)

## Dining Room

14'9" x 12'9" (19'0") (4.50 x 3.90 (5.80))

## Lounge

14'1" x 15'1" (4.30 x 4.60)

## Snug / Bedroom

9'10" x 11'1" (15'1") (3.00 x 3.40 (4.60))

## Kitchen / Diner

12'1" x 13'1" (3.70 x 4.0)

## Utility Room

9'2" x 6'10" (2.80 x 2.10)

## Basement Room

15'1" x 14'1" (4.6 x 4.3)

## Basement Room

13'5" x 9'10" (4.1 x 3.0)

## First Floor Landing

extends to 11'9" (extends to 3.60)

## Bedroom One

14'1" x 14'9" (extends to 18'4") (4.30 x 4.50 (extends to 5.60))

## Bedroom Two

14'9" x 14'1" (4.50 x 4.30)

## Bedroom Three

13'5" x 10'9" (4.10 x 3.30)

## Bedroom Four

13'5" x 10'5" (4.10 x 3.20)

## Bedroom Five

9'2" x 5'10" (2.80 x 1.80)

## Bathroom

8'2" x 5'6" (2.50 x 1.70)

## Office

9'10" x 7'2" (3.0 x 2.20)

## Garage

16'0" x 17'0" (4.90 x 5.20)

## Store

7'6" x 10'5" (2.30 x 3.20)



- 5 spacious bedrooms
- 2 cosy reception rooms
  - Built in 1800's
- Near Kendal amenities
- 2 modern bathrooms
  - Detached house and Outbuilding's
- Located within The Lake District National Park
  - Council Tax Band G



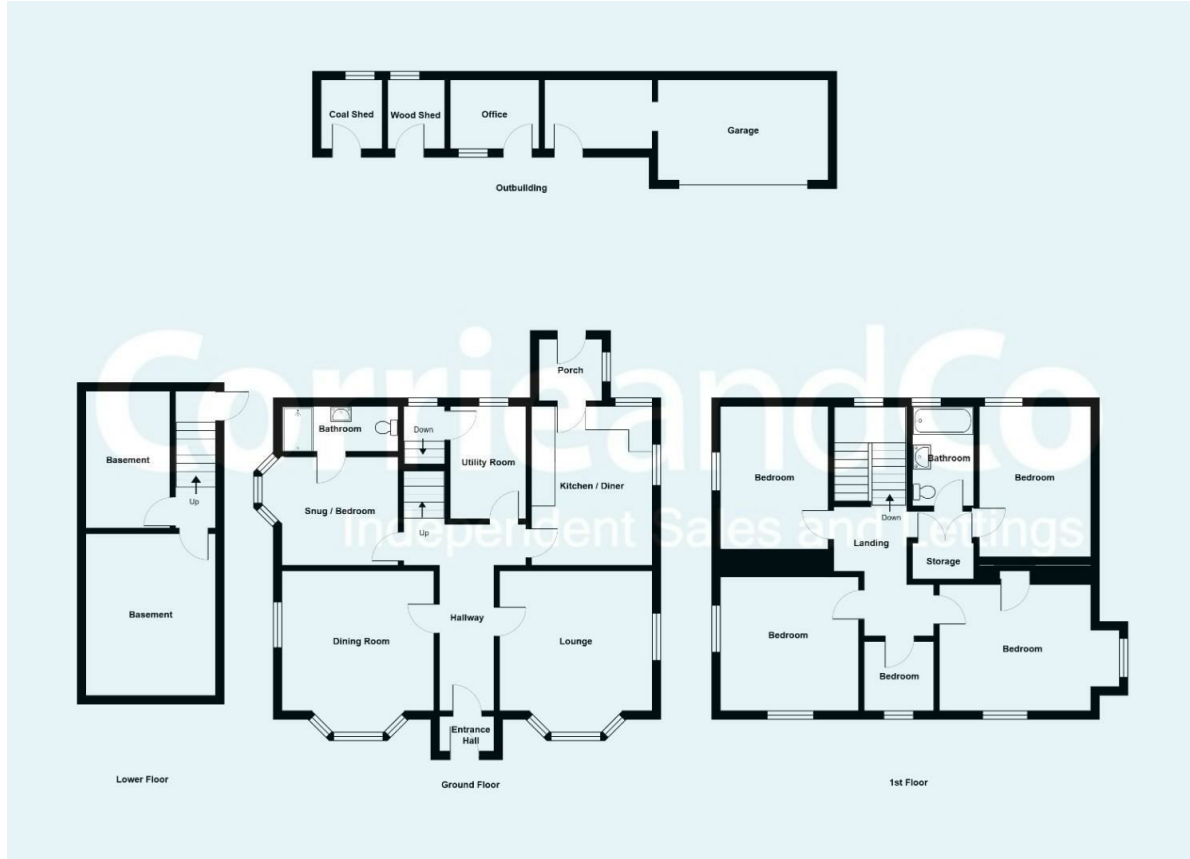
## Road Map



## Terrain Map



## Floor Plan



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Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		44	91