



ARNOLD  
GREENWOOD



7 The Old Woodyard High Tenterfell, Kendal

Cumbria

£499,000



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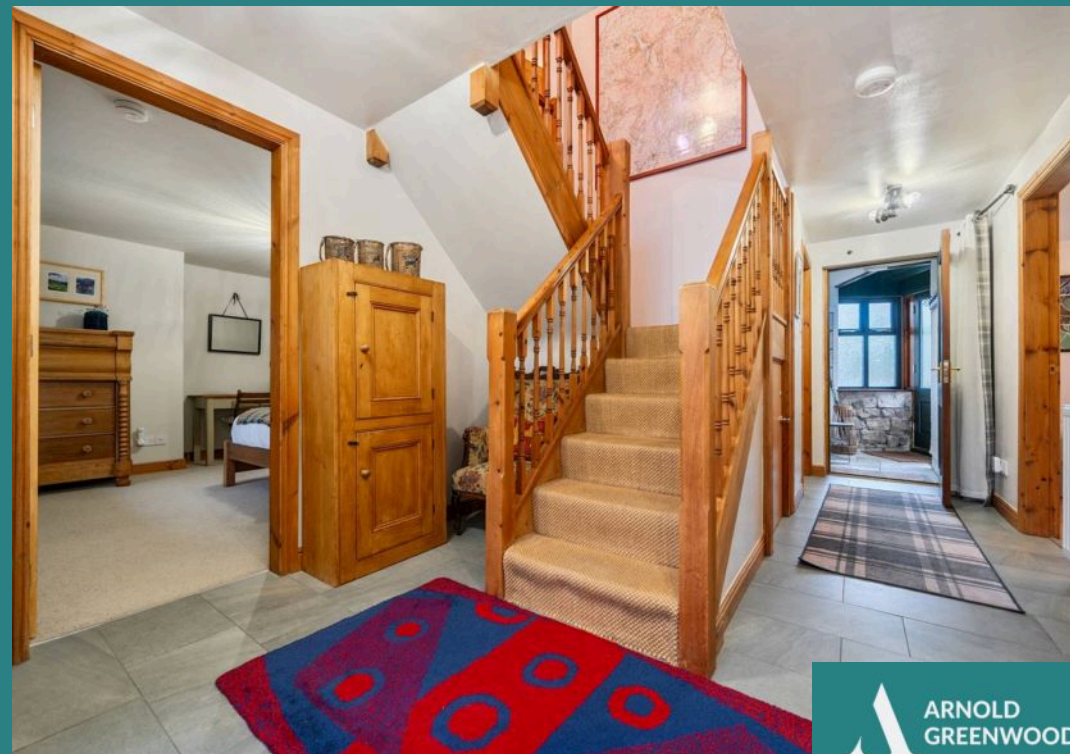
Kendal, Cumbria

This impressive, semi-detached house combines timeless character with modern comfort, perfectly suited to family living and entertaining. The striking stone facade and traditional architecture create an immediate sense of charm and kerb appeal, while the property's extensive footprint includes two generous reception rooms, providing versatile space for both relaxation and social gatherings. Upon arrival, a spacious paved driveway and courtyard provide off-road parking. The mature trees, landscaped surroundings, and classic stone wall enhance the property's picturesque and tranquil atmosphere.

Inside, the home boasts a bright and contemporary interior benefitting from an upside down layout with the spacious living areas to the first floor being filled with natural light from large windows and sliding glass doors to the balcony terrace. The main living room features a contemporary free standing gas stove, offering a cosy centrepiece, and benefits from sliding doors with direct access to the balcony. The open plan dining area is ideal for family meals or entertaining, highlighted by modern pendant lighting and stylish wooden furniture. The modern kitchen is beautifully appointed with sleek cabinetry, integrated appliances, a marble backsplash, marble-effect worktops, and dark wood flooring, ensuring both elegance and functionality. An adjoining dining room offers further convenience, as well as the utility room housing modern appliances and ample storage.









The bedrooms are thoughtfully arranged to provide flexibility and comfort, with tasteful decor, built-in storage solutions, and plenty of natural light. The principal bedroom's neutral palette and wooden accents create a peaceful retreat, while additional bedrooms offer ample space for family or guests, including twin bed arrangements and cosy carpeted flooring. Both a family bathroom suite and en-suite feature walk-in showers, illuminated mirrors, and stylish vanity units, providing a luxurious and practical finish. The private decked balcony perfect for al fresco dining, relaxation, or entertaining, complete with scenic views, rustic fencing for privacy, offering lush surroundings and greenery including mature trees from the surrounding woodland. Practical built-in storage, a welcoming entrance hall with a wooden staircase, and thoughtfully designed lighting throughout further elevate this exceptional home. This is an outstanding opportunity to acquire a characterful semi-detached residence offering both classic charm and modern amenities, ready to welcome its next owners.

Situated within the popular location of High Tenterfell within easy reach of Kendal's town centre facilities, serpentine woods and Kendal golf course. Great road, rail and train links locally, with highly regarded schools as well as the Lake District National park being a convenient 15 minute drive away.

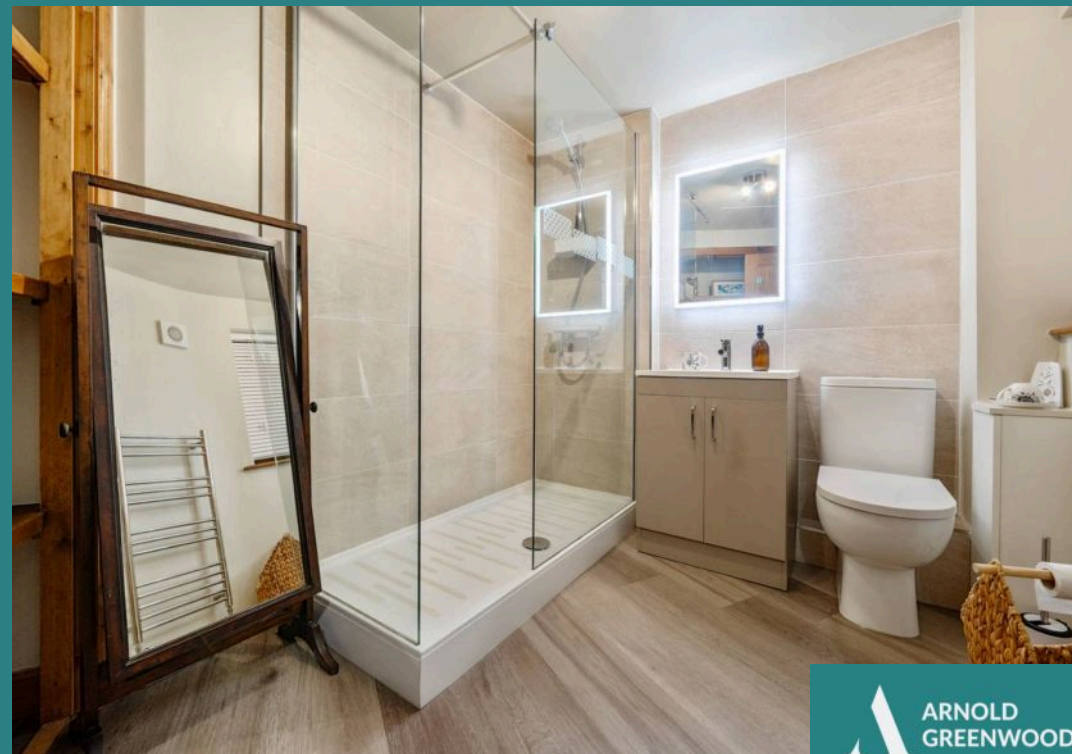
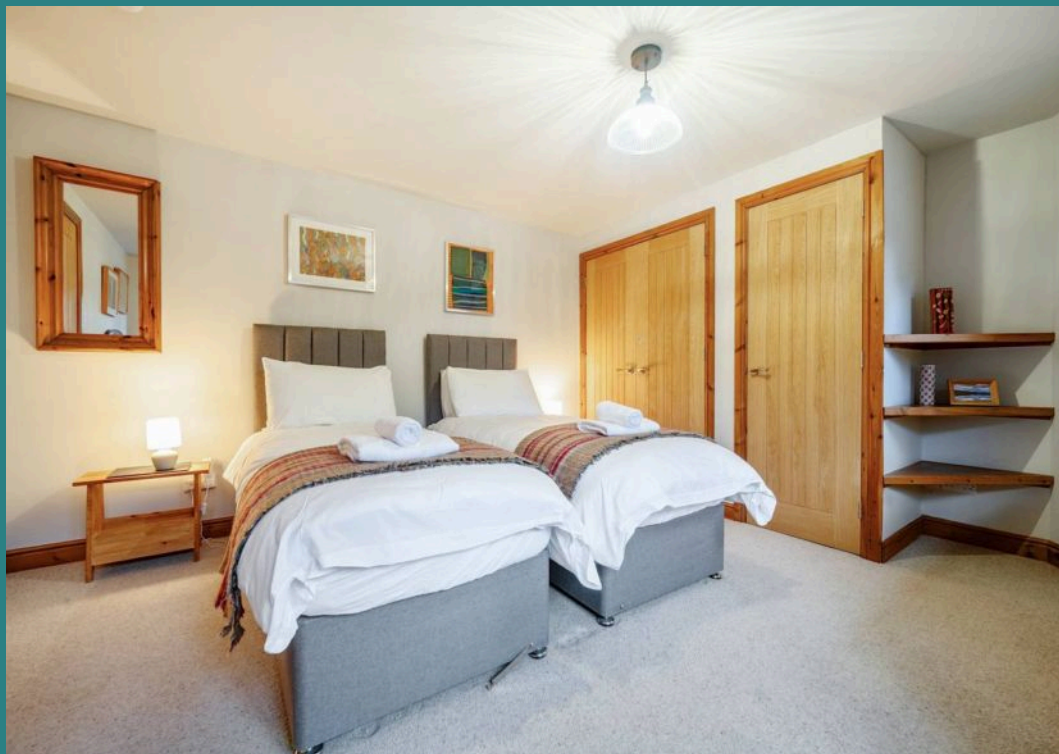
Energy Efficiency Rating: C













## BALCONY

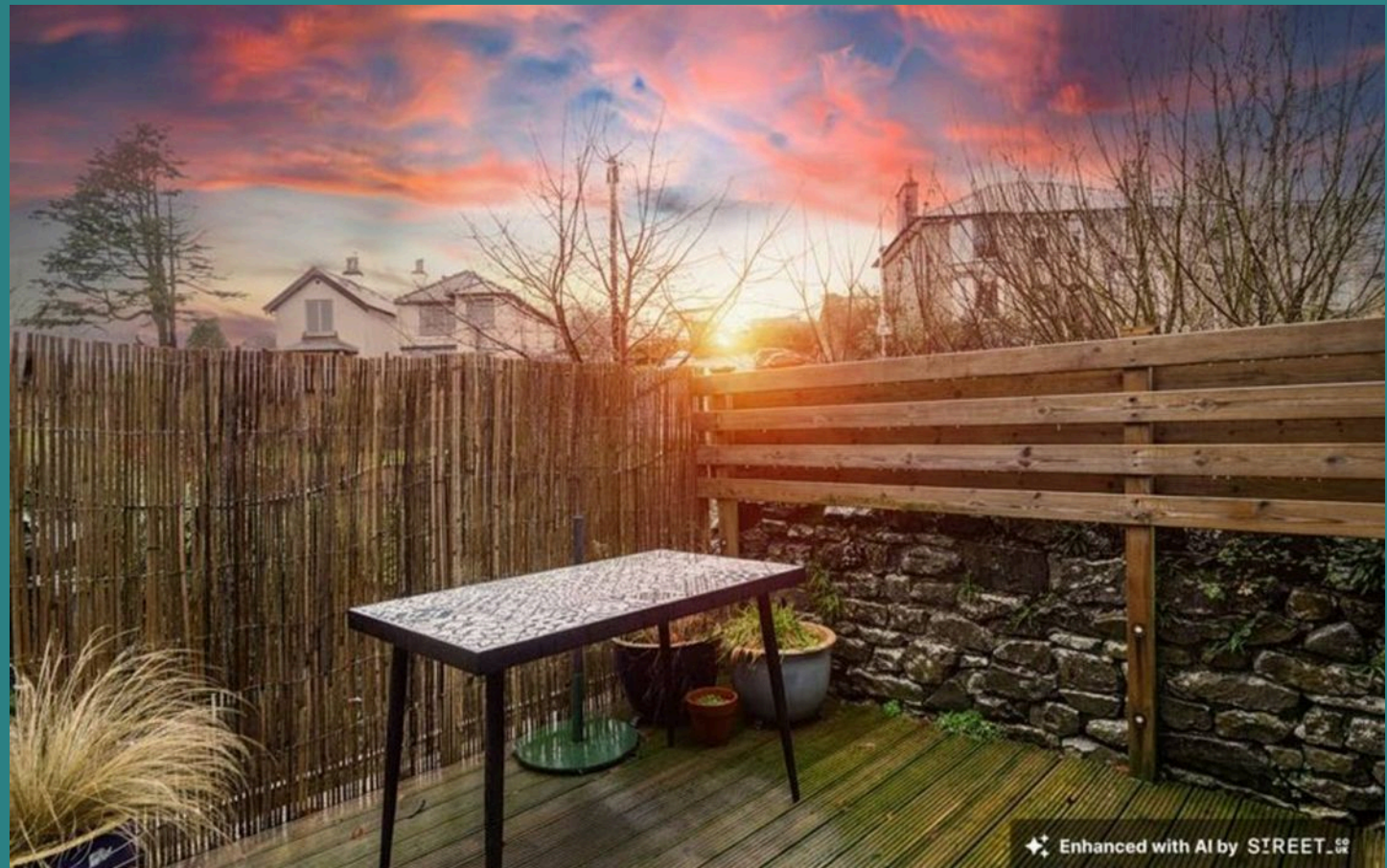
Private and enclosed balcony accessed from the living space.

## EV CHARGING

1 Parking Space

## ALLOCATED PARKING

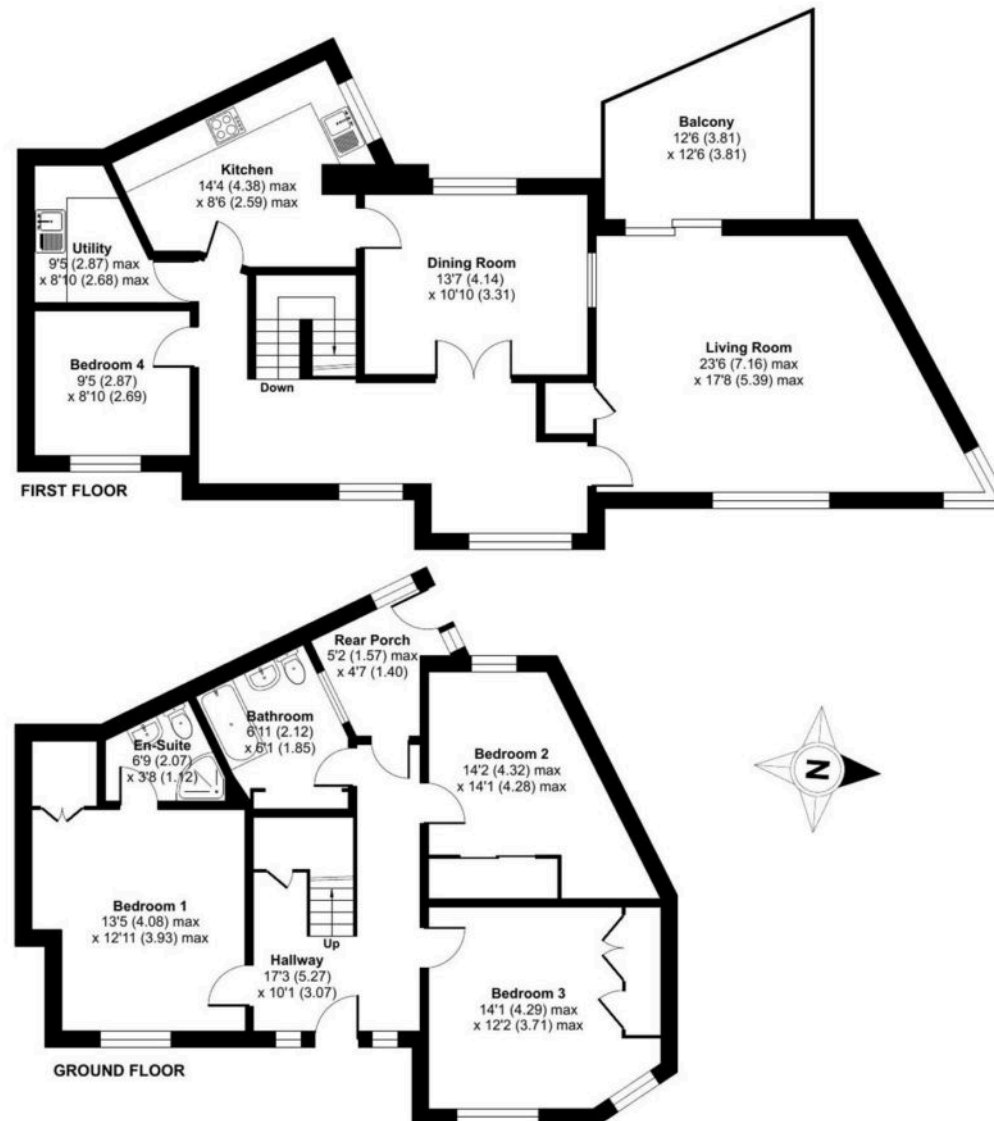
1 Parking Space



# High Tenterfell, Kendal, LA9

Approximate Area = 1812 sq ft / 168.3 sq m

For identification only - Not to scale







## Arnold Greenwood Estate Agents

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