



Chambers Place, Endmoor, Kendal, LA8 0BQ

Asking Price £485,000





Chambers Place, Endmoor, Kendal, Cumbria, LA8 0BQ

Asking Price £485,000

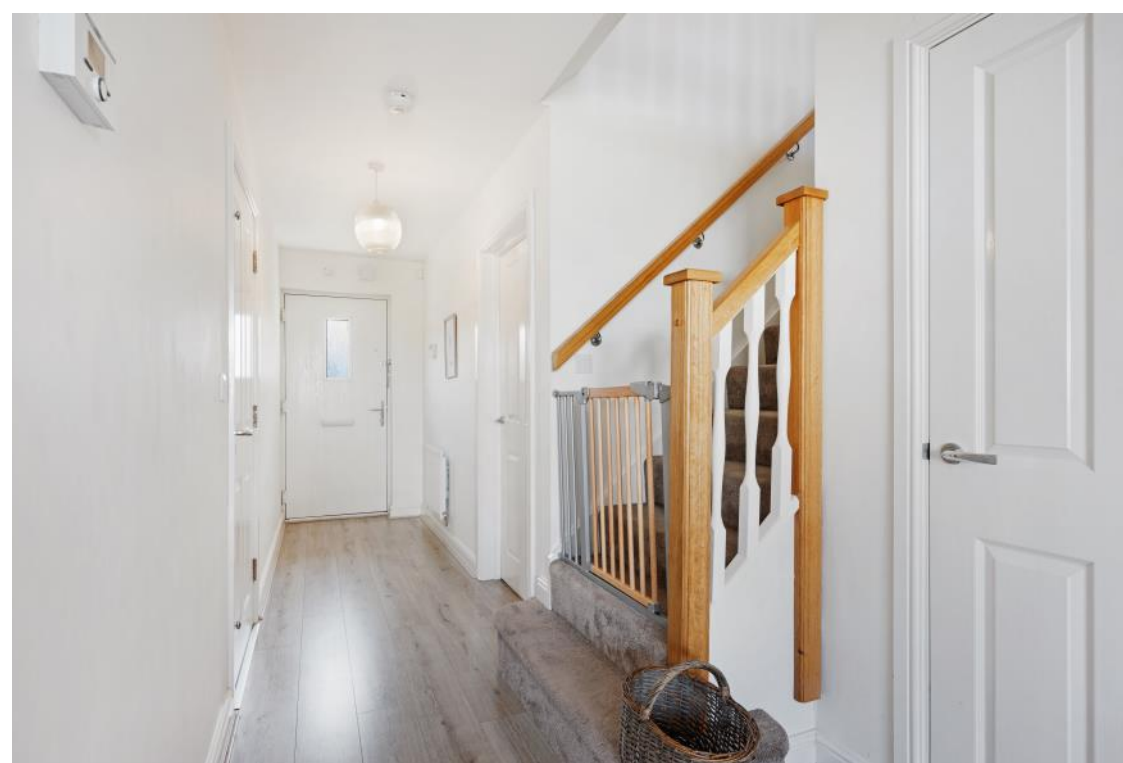


4 Bedrooms



1 Bathroom

-
- Spacious detached family home in sought after village location
 - Excellently presented accommodation throughout
 - An ideal family home with parking, gardens and garaging
 - Excellent accessibility to the M6 motorway, Kendal and Kirkby Lonsdale
 - Located within the catchment of sought after schools



A superb family home set in a sought after location which provides an ideal opportunity for those looking to enjoy village life in a scenic and accessible location. Built by Story Homes and surrounded by rolling countryside, the development offers the perfect blend of countryside charm and contemporary living.



The rural village of Endmoor is nestled in South Lakeland, close to the Lake District National Park. The village offers a primary school, a bakery and a traditional public house. The property is ideally positioned for those needing access to the M6, with Junction 36 situated just 10 minutes away. For those needing to go further afield, Oxenholme railway station is only a short drive away with direct links to London Euston. The family market is well served by the excellent local primary and secondary schools which are on offer as well as some highly regarded private schools in the area. The town of Kendal, also known as the gateway to the Lakes, is approximately 6 miles away with a range of shops and services and the sought after market town of Kirkby Lonsdale is 7.5 miles to the east which offers a range of independent shops and eateries.





As you approach the property, there is a double driveway to the front providing parking and access to the entrance. Designed with modern family living in mind, the property combines contemporary design with rural surroundings. Entering on the ground floor there is a welcoming hallway with a spacious living room positioned to one side, with an outlook over the front of the property. There is understairs storage available in the hallway and access to the integral garage.



To the rear of the property is the kitchen/diner which spans the full width of the home, perfect for entertaining and family life. The kitchen is beautifully finished, with a range of wall and base mounted units with an island and integrated appliances such as double oven, fridge/freezer and dishwasher. Bi-fold doors open up directly from the dining area into the rear garden, perfect for al fresco dining.

A practical utility room offers additional storage, with plumbing for a washing machine. Beyond here is a convenient cloakroom with WC and wash hand basin. The utility room provides access to the side garden.





The property comprises four generous bedrooms and a family bathroom. The principal bedroom has the benefit of an en-suite shower room. Two double bedrooms provide fitted wardrobes for that additional storage and the fourth bedroom is a smaller double/single room.



The contemporary family bathroom is well finished, with a four-piece suite comprising a bath, separate rainfall shower, WC and wash hand basin.





Outside, the property keeps on giving, an enclosed garden is situated to the rear with a good-sized patio area and lawn with planted borders, making this the perfect place to relax. The garage includes electricity and has room to park a car or for additional storage/gym room.



This is the ideal property if you're seeking modern family living in a picturesque and well-connected village setting. With its beautifully finished interior, spacious layout, and thoughtful design throughout, this is a home that offers both style and practicality – all within easy reach of Kendal, the M6, and excellent local schools.

General Remarks

Services: Mains electricity, mains water, mains gas and mains drainage available and connected.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On driveway and in the garage.

Construction Type: Detached block and render under a slate roof.

Restrictive Covenants: Contact the agents for more details.

Listed Building: None

Conservation Area / AONB: None

Footpaths / Bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding: The property has not flooded in the last 5 years.

Planning Consents affecting the property: None that we are aware of.

Broadband: Available and connected.

title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Westmorland and Furness Council **Council Tax:** Band F

Management Fees: There is a management fee payable to Trust Green for maintenance of the green area on the development. This is due in July and is approx. £164.77 per annum.

Easements, Wayleaves and Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not.

What3Words - ///patrolled.mops.opts

Money Laundering Regulations Compliance : Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage ability: We understand that as far as we are aware it is possible to secure a mortgage against this property.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

Method of Sale : The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

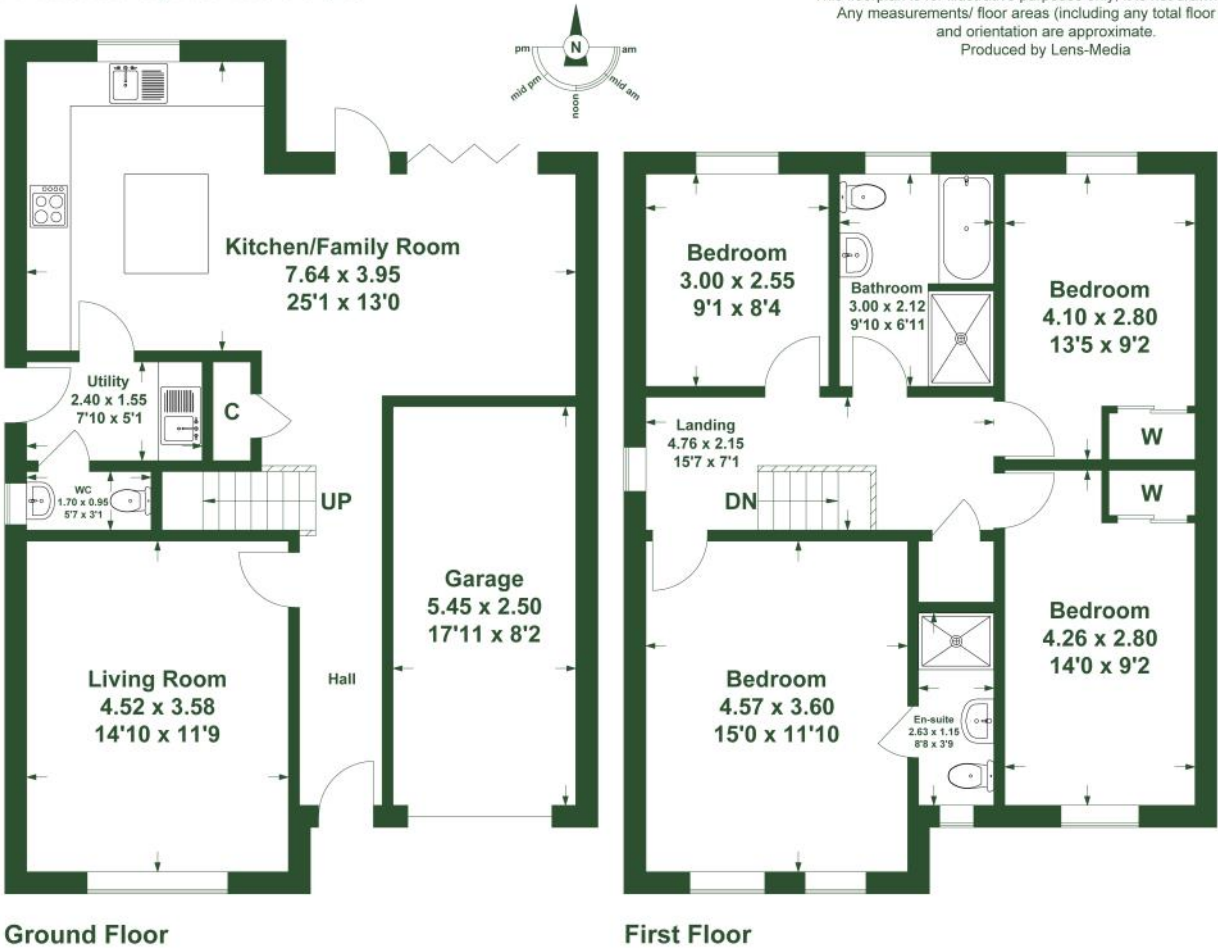
AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

PHOTOS TAKEN AUGUST 2025



Approximate Gross Internal Area : 126.26 sq m / 1359 sq ft
Garage : 13.62 sq m / 147 sq ft
Total : 139.88 sq m / 1506 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Stay in the loop!



[Abarnett.co.uk](https://www.abarnett.co.uk)