



Pembroke House, 1a Yard 28  
Kirkland, Kendal  
Asking Price £230,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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## **PEMBROKE HOUSE, 1a YARD 28**

A well proportioned, charming first and second floor Maisonette apartment forming part of Pembroke House, a 17th century Grade II listed building which was converted and restored in 1987 by the Kendal Civic Society. The apartment is centrally located within the market town of Kendal and offers easy access to the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and Junction 36 of the M6.

The beautifully presented accommodation, which retains many impressive original features, briefly comprises entrance hall to the ground floor, two generous double bedrooms and a modern bathroom on the first floor and fabulous kitchen, dining and living space to the second floor. The apartment benefits from partial double glazing and gas central heating and is offered for sale with no upper chain.

South Lakeland District Council operate a residents parking scheme which includes two free permits for parking in the local vicinity. Parking permits can also be purchased which allow parking in the Parish Church and Peppercorn car parks located just across the road from the apartment.

### **SHARED ENTRANCE**

6' 2" max x 4' 8" max (1.89m x 1.44m)

Single glazed feature door, tiled flooring. This entrance is shared with one neighbouring property.

### **PRIVATE ENTRANCE**

8' 10" max x 6' 9" max (2.71m x 2.08m)

Painted entrance door, radiator, understairs cupboard, feature staircase, tiled flooring.

### **LANDING**

10' 0" max x 7' 6" max (3.07m x 2.30m)

Radiator, built in cupboard housing gas central heating boiler, built in shelving, exposed beams, original feature staircase.

### **BEDROOM**

14' 5" max x 14' 2" max (4.40m x 4.32m)

Two double glazed sliding sash windows, radiator, original decorative cast iron fireplace, exposed beams, recessed spotlights.

### **BEDROOM**

14' 3" max x 13' 6" max (4.36m x 4.12m)

Two double glazed sliding sash windows, radiator, exposed beams, recessed spotlights.

### **BATHROOM**

8' 1" max x 7' 2" max (2.47m x 2.19m)

Single glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, recessed spotlights, exposed beams, wall light, fitted mirror and glass shelf, fitted mirrored wall unit, partial tiling to walls, tiled flooring.

### **KITCHEN, DINING AND LIVING SPACE**

28' 5" max x 21' 5" max (8.67m x 6.53m)

Four single glazed windows, four double glazed Velux windows, five single glazed feature windows, two radiators, living flame gas stove to feature fireplace, original decorative cast iron fireplace, good range of base units, sink, built in oven, gas hob with stainless steel splashback and extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine, tiled flooring to kitchen space, exposed beamwork, exposed stone wall, feature alcoves and shelving, original exposed floorboards.

### **OUTSIDE**

South Lakeland District Council operate a residents parking scheme which includes two free permits for parking in the local vicinity. Parking permits can also be purchased which allow parking in the Parish Church and Peppercorn car parks located just across the road from the apartment.

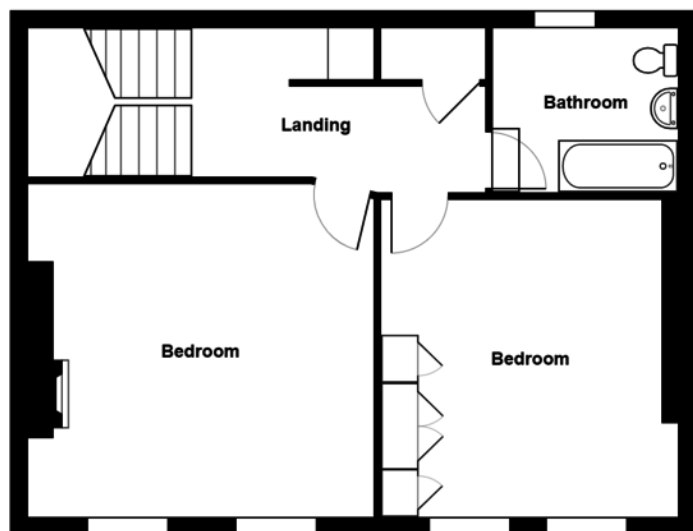
### **SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

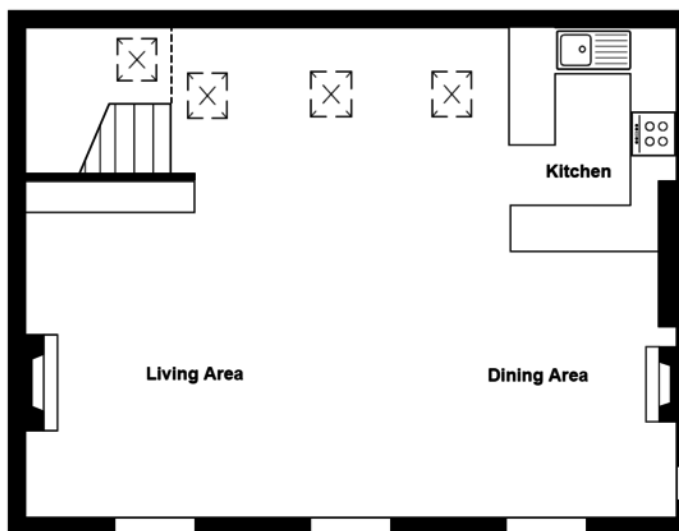
### **COUNCIL TAX BANDING**

Currently Band B as shown on the Valuation Office website.

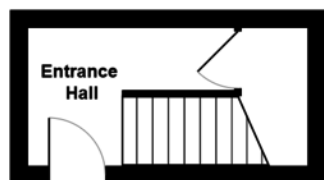




**First Floor**



**Second Floor**



**Ground Floor**

**Pembroke House, Flat 1a, Yard 28, Kirkland, Kendal**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

## DIRECTIONS

From our Kendal office walk through town into Kirkland. Pembroke House is situated up the yard to the right of CNL Computer Centre and is clearly marked through the entrance door located on the left.

## Important Notice

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