



# Kendal

£325,000

1 Castle View, Kendal, Cumbria, LA9 7AP

This attractive stone and slate cottage really is a perfect hidden gem that has recently undergone a full programme of works and improvements. Tucked away off the beaten track is a description that certainly describes the location, yet Kendal Town Centre with all its amenities including the railway station and the river Kent are within level walking distance.

Laid out over three full floors with tasteful decoration and a high standard of finish, those that view will be surprised and delighted by what awaits behind the front door. The three bedrooms and two bathrooms balance well with the warm and inviting dining kitchen and living room. The courtyard and cottage gardens are easy to manage and the outhouse provides good storage. An early internal viewing is highly recommended to fully appreciate the location and quality of the accommodation.

## Quick Overview

- Well presented stone and slate cottage
- Living room & dining kitchen & utility room
- Three bedrooms & bathroom & En-suite shower room
- Laid over three floors
- Front courtyard & delightful rear garden
- Most convenient location for Kendal Town
- Gas central heating
- Double glazing throughout
- Early viewing recommended
- Ultra fast Broadband speed upto 1000 MBPS



3



2



1



D



1000 MBPS

Property Reference: K6709



Pretty cottage garden



Sitting Room



Sitting Room with doors to garden

**Location:** The property can be found by proceeding along Wildman Street. Take the first left off Wildman Street onto Castle Street passing the church on the right and Back Lane can be found second on the right.

Proceed along Back Lane on foot taking the first left and 1 Castle View is then found on the left.

**Property Overview:** This attractive stone and slate semi-detached cottage has been altered, extended and improved by the vendor, who with imagination and attention to detail has created a spacious home with a generous layout that is laid out over three floors offering well balanced, well presented living space.

Upon entering through the contemporary front door, you come into the light entrance hall with a full height UPVC double glazed window that looks out to the rear garden, feature exposed stone work and attractive slate tiled flooring that runs throughout the ground floor. Underfloor heating runs from the hall into the cloakroom.

To the right is that all important downstairs cloakroom with WC and wash hand basin, tiled flooring, a high-level window, electric heated towel rail and plenty of storage space and shelving.

Stepping into the delightful dining kitchen with its two windows you will find a range of fitted wall and base units, including glazed display cabinets and complementary solid wood working surfaces with inset ceramic bowl and half sink with drainer and co-ordinating tiled splash backs. Kitchen appliances comprise a built in Beko oven and four ring gas hob with stainless steel extractor fan and an integrated dishwasher. A door opens to the concealed staircase that leads to the first floor, and a useful understairs cupboard provides storage for coats. The adjoining utility room has plumbing for the washing machine, space for dryer and fridge freezer, and plenty of work surface and shelving.

Just off the dining kitchen is the light and airy living room with its high level window and patio door leading out to the enclosed cottage garden. The attractive open fireplace being the heart of the rooms with its slate mantel and hearth and that must have wood burning stove.

Upstairs to the first-floor landing you will find two good double bedrooms and the house bathroom.

Bedroom 2 enjoys a pleasant aspect to the rear and has a deep under stairs cupboard whilst bedroom 3 has two windows and an aspect to the front.



Sitting Room with doors to garden



Dining kitchen



Fitted Kitchen



Bedroom 3



View from upstairs



House Bathroom

The contemporary bathroom with its two full height matching windows with integrated blinds also has the luxury of underfloor heating. A three-piece suite comprises; a bath on ball and claw feet with complementary tiled surround with rainfall shower head and separate hand held attachment, wall mounted vanity unit with wash hand basin and WC. Vertical heated towel rail and down lights.

A staircase from the landing then leads up to the second floor where you will find the master bedroom with an en-suite shower room.

The bedroom is bright and airy with a window and aspect onto castle hill and a large Velux roof light. A range of wardrobes have been fitted and are complemented by the under eaves storage space. The en-suite shower room comprises; a walk in tiled shower cubicle with handmade millefiori design wall tiles with rain fall shower head and separate hand held attachment, a vanity unit with wash hand basin and WC. A window to the rear enjoys an open aspect, and there is a vertical heated towel rail, underfloor heating and down lights.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Dining Kitchen

11' 5" x 10' 9" (3.48m x 3.28m)

Utility Room

6' 2" x 4' 11" (1.88m x 1.5m)

Living Room

12' 2" x 11' 0" (3.71m x 3.35m)

First Floor

Landing

Bedroom 2 (Rear)

12' 4" x 7' 11" (3.76m x 2.41m)

Bedroom 3 (Front)

12' 4" x 10' 6" (3.76m x 3.2m)

House Bathroom

Second floor

Master Bedroom 1 (Front)

17' 3 max" x 12' 3" (5.26m x 3.73m)

Ensuite Shower Room



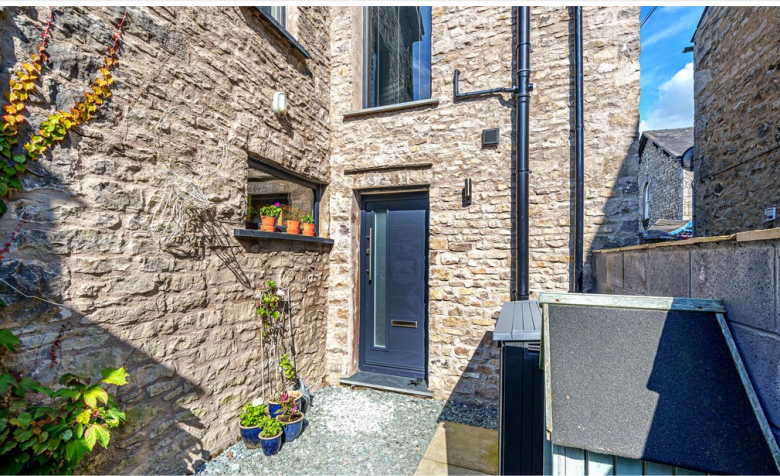
Bedroom 2



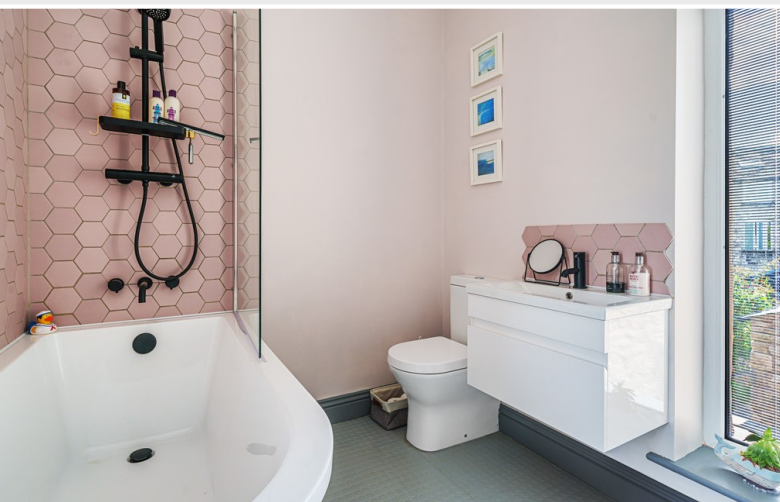
Master Bedroom with En-suite and dressing room



Pretty cottage garden



Front courtyard and garden



House Bathroom

**Outside:** A useful stone and slate outhouse provides storage space and houses a wall mounted Worcester boiler and the fuse box. To the front is a walled and gated courtyard with log and bin store, whilst to the rear is a private enclosed cottage garden that enjoys the morning and afternoon sun. With brick paved pathways and a side gate together with well stocked flower beds, a porcelain tiled patio and water feature, lawn and outside tap and electric point.

**Services:** Mains electricity, mains gas, mains water and mains drainage.

**Council Tax:** Westmorland and Furness Council - Band C

**Tenure:** Freehold

**Viewings:** Strictly by appointment with Hackney & Leigh Kendal Office.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words:** ///swift.rice.diner

# Meet the Team

## Elaine Bradshaw

Sales Manager & Property Valuer

Tel: 01539 729711  
Mobile: 07971 916752  
elaine@hackney-leigh.co.uk



## Keira Evans

Property Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



## Ellie Graham

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



## Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

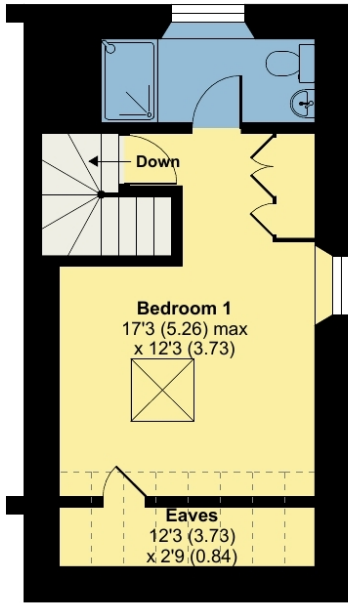
# Castle View, Kendal, LA9

Approximate Area = 1073 sq ft / 99.7 sq m

Limited Use Area(s) = 55 sq ft / 5.1 sq m

Total = 1128 sq ft / 104.8 sq m

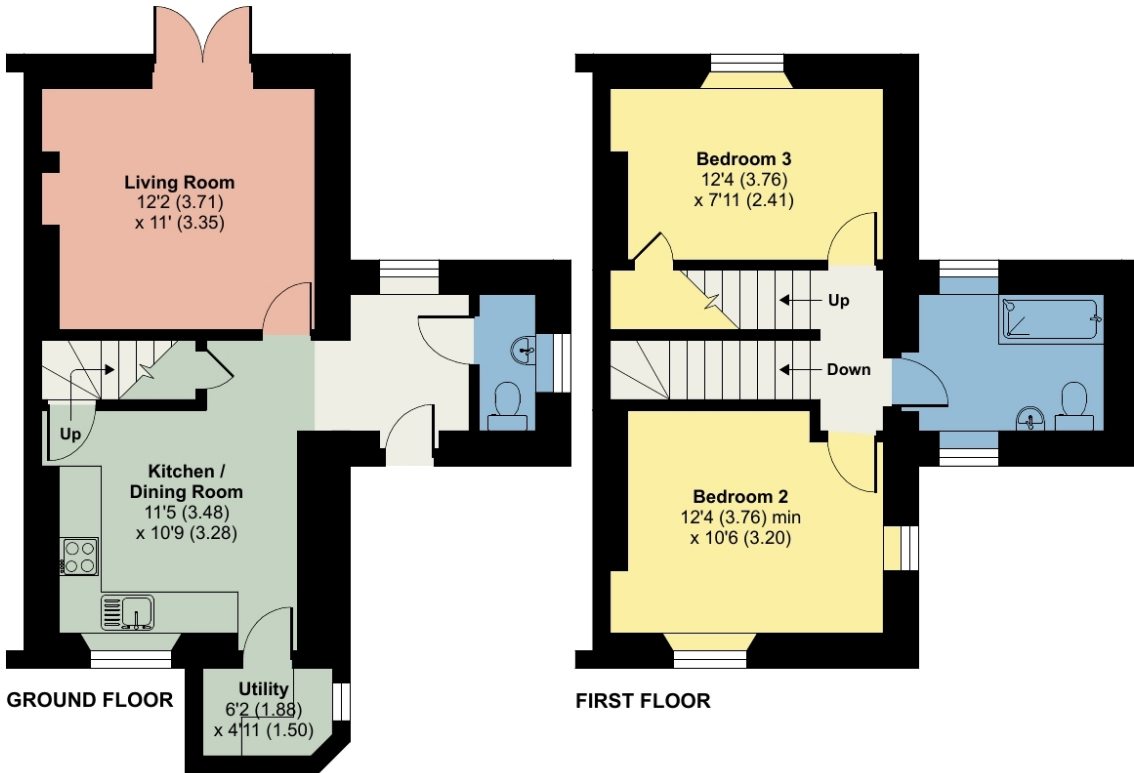
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1017435

A thought from the owners... "This house has a sense of a peaceful, cosy cottage whilst being within a stones throw from the hustle and bustle of Kendal"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/08/2023.

Request a Viewing Online or Call 01539 729711