



Kendal

£235,000

Bank House , 112B Highgate, Kendal, Cumbria, LA9 4HE

Bank House is a unique and 2 bedroom characterful property, converted in previous years and offers a wealth of period features including exposed stonework throughout. With its prime location in the town centre yet tucked away from the hustle and bustle, this cottage offers generous 2 bedroom accommodation, a contemporary kitchen/diner, sizeable lounge and modern en suite shower room and bathroom. Whether you are looking for a permanent residence or a weekend getaway, this property is sure to impress. Don't miss out on the opportunity to own this stunning town centre terrace home.

The property is convenient for access to a range of amenities, including shops, restaurants, bars, The Brewery Arts Centre, Kendal Bus Station and Kendal Train Station which links to Oxenholme mainline station. Additionally access to the M6 is only a short drive away to reach Junctions 36 & 37 - perfect for those who need to commute.

Quick Overview

- Characterful two bedroom terrace home
- Period features throughout
- Conveniently placed for town centre
- Modern kitchen/diner
- Unique stones archways to lounge
- Useful cellar/storage area
- Converted in recent years
- Excellent permanent residence or 2nd home
- Designated parking to rear
- Ultrafast broadband speed up to 1000MBPS



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1000MBPS



Allocated parking
for 1 vehicle

Property Reference: K6760



Living Room



Living Room



Dining Kitchen



Dining Kitchen

Location Approaching Kendal from the South heading along Milnthorpe Road into Kirkland, continue in the direction of the traffic and pass the junction with Gillinggate. Proceed into Highgate and pass the entry to the Brewery Arts Centre on the left hand side. At the Gentry Barbers on the left, pass under the vehicular archway adjacent and the property is to be found on the left hand side

Property Overview This delightful 2 bedroom characterful property is located in the heart of the town centre, offering the perfect blend of convenience and charm. The building has undergone a stunning conversion, combining modern comforts with traditional features to create a truly unique living space.

As you step inside, you are immediately greeted by the warm and inviting atmosphere of the home. The spacious lounge boasts historic stone arches, adding a touch of character and charm. The kitchen/diner is fitted with sleek, contemporary units and high-quality appliances, making it a joy to cook and entertain in with sufficient space for dining table. From here is a useful cellar space ideal for storage.

Upstairs, you will find two well-proportioned bedrooms, both flooded with natural light. The master bedroom features exposed roof trusses and boasts a contemporary en suite shower room. The second bedroom offers ample space and could be used as a home office or study. The bathroom is beautifully presented with a modern suite and stylish fixtures and fittings. It provides a tranquil space to relax and unwind after a long day.

Accommodation with approximate dimensions
Ground Floor

Lounge

19' 10" x 14' 5" (6.05m x 4.41m)

Breakfast Kitchen

14' 11" x 11' 5" (4.57 max x 3.50m)

Cellar Room

15' 1" x 9' 7" (4.60m x 2.94m)

First Floor

Landing

Bedroom 1

13' 7" x 11' 10" (4.16m x 3.63m)

Bedroom 2

11' 6" x 8' 5" (3.51 m x 2.58m)

Bathroom

6' 6" x 5' 8" (2.00m x 1.73m)

Outside Outside, the property benefits from a designated parking space for 1 vehicle which is easily accessed from Highgate

Tenure Freehold

Services Mains electricity, mains gas, water and drainage.

Council Tax Westmorland & Furness Council - Band B

Viewings Strictly by appointment 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 ///happy.social.tamed



Bedroom 1



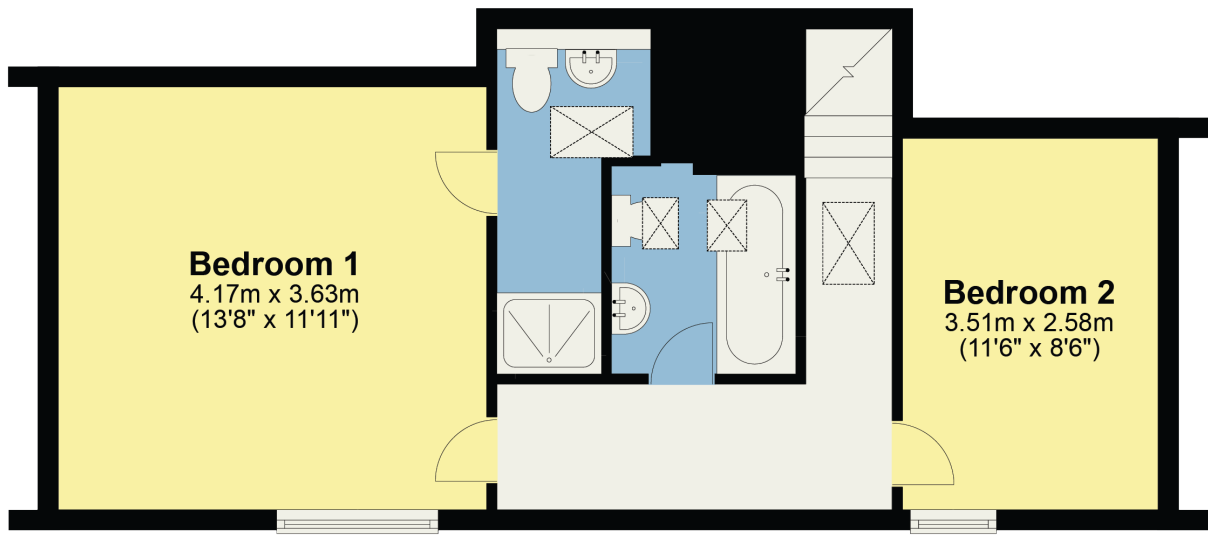
Bedroom 1



Bedroom 2



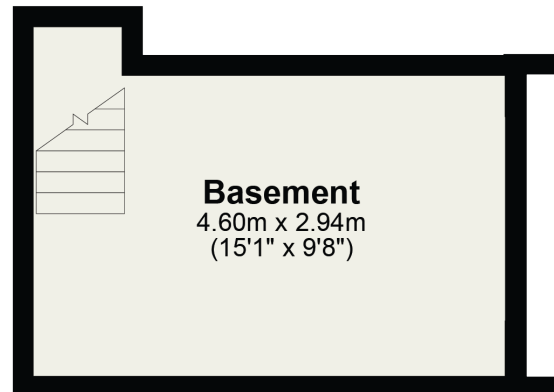
Main Bathroom



First Floor



Ground Floor



Basement

This plan is for layout guidance only and is not drawn to scale unless stated. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: K6760

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