



Kendal

£225,000

1 Yard 26 Kirkland, Kendal, Cumbria, LA9 5AD

Tucked away, 1 Yard, 26 Kirkland is a delightful two-bedroom stone and slate cottage that exudes charm. The ground floor boasts an easy to manage layout, featuring an entrance porch, a dining kitchen, a cosy living room, and a convenient office space or hobby room. Ascending to the upper level reveals two generously sized bedrooms, a contemporary shower room, and a practical walk-in wardrobe. The cottage includes an outhouse, offering additional storage or versatile utility.

Situated in the historic Kirkland area of Kendal ideally located within walking distance of the town centre, yet perfectly tucked away from the hustle and bustle of busy town life. The cottage is suited to the individual or couple seeking a home of character either for permanent, investment or holiday use, the next step is an appointment to view - you won't be disappointed.

Quick Overview

Charming terraced cottage

Dining kitchen with modern appliances

Cosy living room and office

Two bedrooms & walk-in wardrobe

Modern shower room

Walking distance to Kendal town centre

Tucked away location

Fibrus & Openreach available in the area



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Fibrus &
Openreach



Permit Parking
Available Nearby

Property Reference: K6783



Dining Kitchen



Dining Kitchen



Living Room



Hobby Room/Office

Location: On foot, the property can be found on entering Kendal on the one way system into Kirkland. 1 Yard 26 Kirkland is located on your left hand side just up from the Parish Church, through a locked green gate. On a viewing, please meet our friendly viewing team on Kirkland and we will walk you directly up to Yard 1.

Property Overview: Step into this charming property through the entrance porch, with ample space for everyday coats and shoes, while an overhead skylight and stain glass window fills the space with natural light. The entrance seamlessly flows into the dining kitchen, fitted with contemporary base and drawer units and working surfaces complemented by a Belfast ceramic sink. The kitchen is well-equipped with modern appliances, including a four-ring gas hob, built-in oven, extractor, and a dishwasher. With generous room for a fridge freezer and a dining table with chairs.

The cosy living room is adorned with a gas fire framed by a wooden surround and a tiled inset and hearth. The room exudes charm with exposed beams, sash windows allowing in natural light. Adjacent to the living room, a versatile space awaits, perfect for use as a hobby room or office, featuring a stained glass window and under stairs cupboard. A door in the living room reveals a staircase leading to the first floor.

Upstairs you will find two good size bedrooms, both with an aspect over the front yard.

The modern shower room has attractive part panelled walls and a three piece suite comprises of; a large walk-in shower, a pedestal wash hand basin and W.C. Completing the picture is a walk-in wardrobe with space for hanging clothes and a shelf.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Porch

Dining Kitchen

20' 2" x 12' 4" (6.15m x 3.76m)

Living Room

14' 4" x 11' 5" (4.37m x 3.48m)

Hobby Room/Office

11' 10" x 6' 6" (3.61m x 1.98m)

First Floor:

Landing

Bedroom Two

9' 1" x 8' 4" (2.77m x 2.54m)

Bedroom One

10' 8" x 8' 10" (3.25m x 2.69m)

Shower Room

Walk-in Wardrobe

8' 1" x 6' 7" (2.46m x 2.01m)

Outside: 8' 5" x 5' 9" (2.57m x 1.75m)

On the front patio the cottage includes a useful outhouse with plumbing for a washing machine and a wall-mounted boiler. There is an outside tap.

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

Tenure: Flying Freehold. "Lenders may view properties with flying freeholds as higher risk due to potential legal and maintenance issues. This can result in certain lenders being reluctant to provide mortgages for such properties or offering less favorable terms"

Council Tax: Westmorland and Furness Council - Band B

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: ///whites.lots.minds



Bedroom One



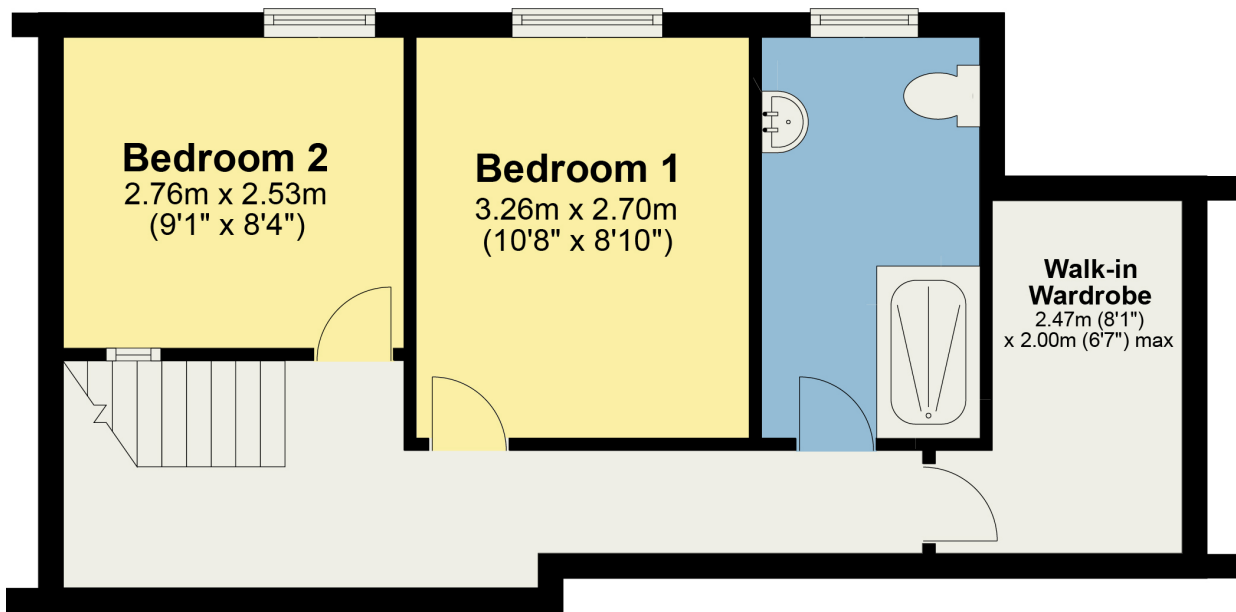
Bedroom Two



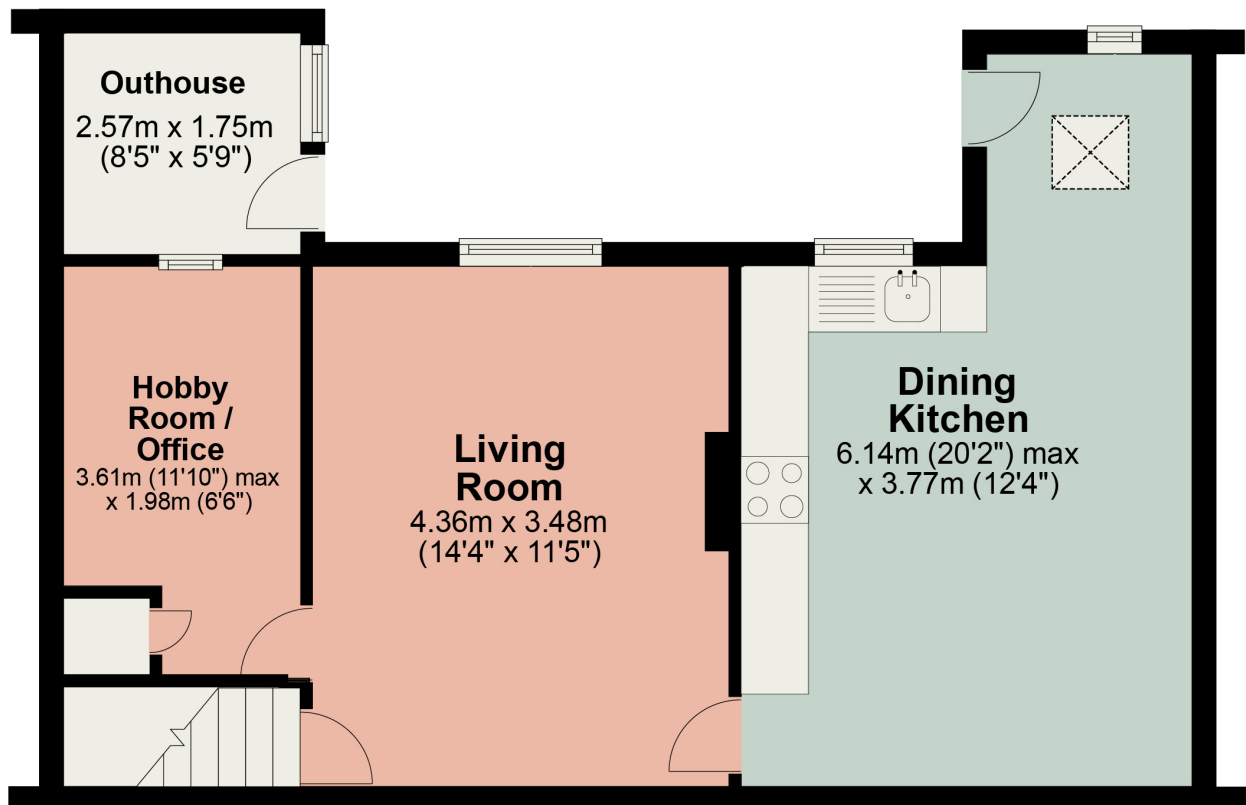
Shower Room



Walk-in Wardrobe



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. 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: K6783

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