



Kendal

£347,500

Apartment 11, High School House, Thorny Hills, Kendal, LA9 7AF

Apartment 11 High School House forms part of the former girls high school. The Grade II listed building dates from 1823 when it was built as a gentleman's residence by George Webster, a member of a famous local family firm of architects. In 1911 the building became Kendal High School for Girls and continued as a school until its conversion in 1998 by local builders Cox & Allen, into thirteen apartments.

This property presents a rare opportunity to purchase a two-bedroom well proportioned apartment in a quiet and highly sought-after area. The apartment benefits from lift access, double glazing, gas central heating and a security entry system. To complete the picture outside is a garage, parking and the use of communal gardens. Early viewing is highly recommended.

Quick Overview

- Splendid well proportioned apartment over two floors
- Living/Dining Room & fitted kitchen
- Two bedrooms & ensuite bathroom & shower room
- Garage & visitors parking
- Communal amenity areas including lift
- Double glazing & gas central heating
- Convenient location on town centre fringes
- No upward chain
- Early viewing is highly recommended
- Openreach & Fibrus broadband available



2



2



1



E



Openreach
& Fibrus



Garage and
visitors spaces

Property Reference: K6849



Entrance Hall



Lounge



Dining Area



Kitchen

Location: From Kendal Town Centre follow the one way system onto New Road over Miller bridge. Take the immediate left over the bridge. Just after Gilbert Gilkes and Gordon, keep left on to Little Aynam. At the end of Little Aynam, turn right in Kirkbie Green and the entrance to the property is the first turning on the left. There are security gates into the archway which leads into the courtyard, with a terrace of garages on the right hand side.

Property Overview: An elegant two bedroom apartment close to the centre of the Lakeland market town of Kendal, tastefully presented and with no upward chain.

Entering into the private entrance hall with stairs to the upper floor and the telephone entry system and useful cloaks cupboard.

The spacious lounge and dining room features three Georgian sash windows, offering picturesque views of a wooded area and the focal point of the room being the feature fireplace with polished inset, wooden mantel and coal effect gas fire. A craftsman-built period-style bookcase enhances the room's elegance, incorporating shelving and cupboards.

Into the fitted kitchen a range of wall and base units including complementary working surfaces and inset bowl and half sink with drainer. Built in appliances to include; electric oven, Bosch four ring electric induction hob with extractor over, Bosch microwave and dishwasher. Space for fridge freezer and plumbing for washing machine. Co-ordinating part tiled walls, Georgian style double glazed sash window with open aspect and concealed Worcester boiler.

Staying on the lower floor, into bedroom two which a good size double room with a useful built in wardrobe with an aspect over the wooded area from the sash window.

Across into the shower room with part tiled walls and radiator. Three piece suite comprises; a shower cubicle, wash hand basin and WC.

Ascending to the upper floor landing with Velux roof light, handmade book case and useful storage cupboard.

Into spacious bedroom one with high level sash window and generous under eaves storage cupboards. En suite Bathroom with Velux roof light, part tiled walls and radiator. A three piece suite comprises of a panel bath with Mira shower over, wash hand basin and WC.

Accommodation with approximate dimensions:

Private Entrance Hall

Living/Dining Room

24' 4" x 22' 4" (7.44m x 6.81m)

Kitchen

12' 5" x 8' 5" (3.81m x 2.59m)

Bedroom Two

14' 6" x 7' 3" (4.42m x 2.21m)

Shower Room

First Floor landing

Bedroom One with ensuite bathroom

15' 8" x 14' 4" (4.78m x 4.37m)

Ensuite Bathroom

Outside: The rear courtyard provides for limited parking in front of the garage, together with parking for occasional visitors to the front of the apartment which fronts Thorny Hills. There are communal areas which are both landscaped and well tended.

Garage: Up and over door, power and light.

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

Tenure: Leasehold - held on the balance of a 999 year lease from 1 April 1998. The Freehold belongs to the Management Company with each apartment owner being shareholders in that company.

Service Charge: £2,340 per annum. Lift charge £421 per annum.

Council Tax: Westmorland and Furness Council - Band E

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: ///kite.engage.lame

Agents information: A grant of probate has been applied for on the property however no timeframe can be given as to how long this may take to obtain.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bedroom One



En Suite Bathroom



Outlook

High School House, Thorny Hills, Kendal, LA9

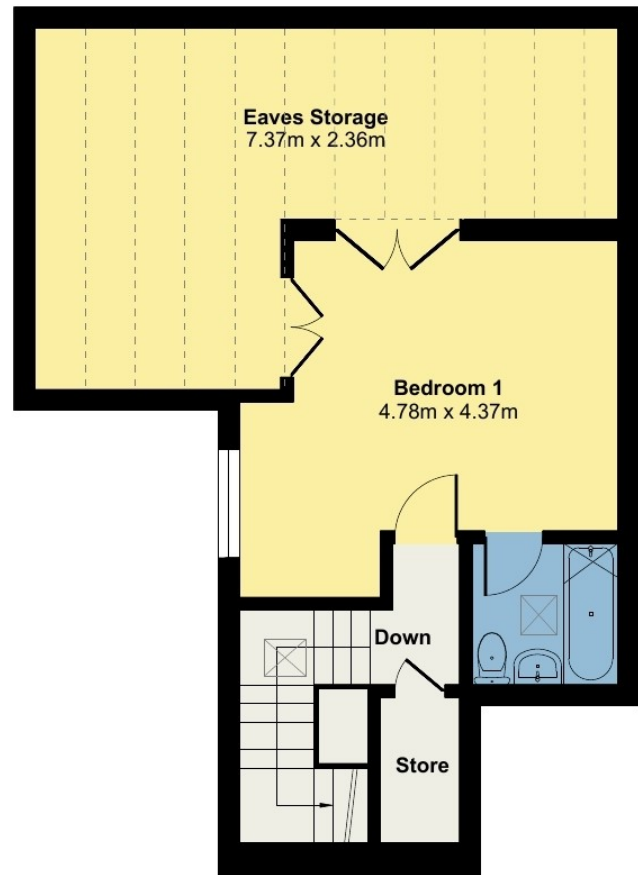
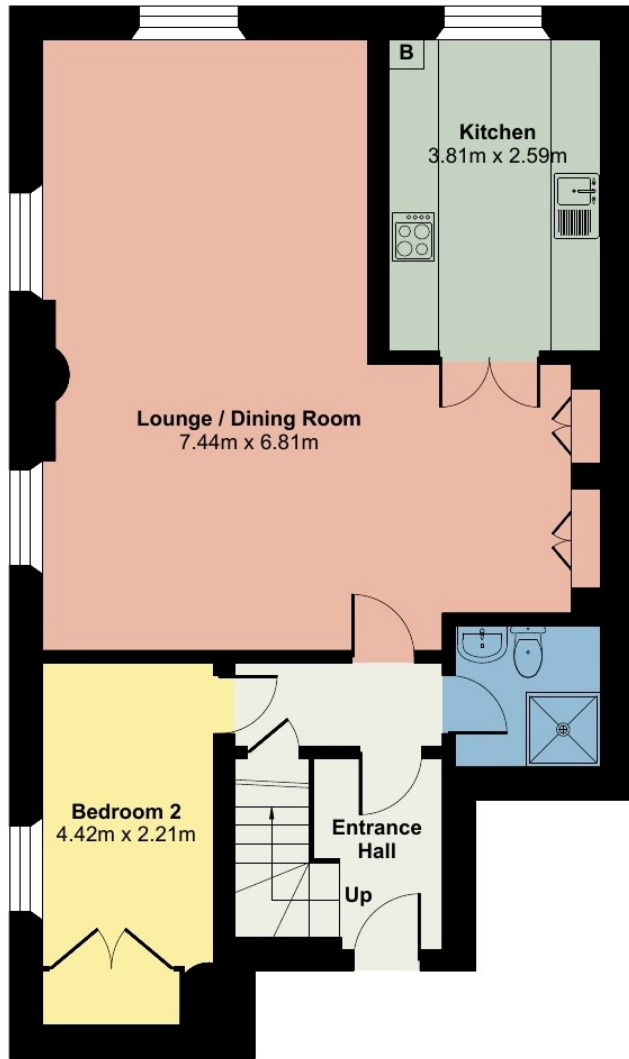
Approximate Area = 1098 sq ft / 102 sq m

Limited Use Area(s) = 262 sq ft / 24.3 sq m

Total = 1360 sq ft / 126.3 sq m

For identification only - Not to scale

Denotes restricted
head height



A thought from the owners..."Located at the top of the building, the apartment is particularly bright, peaceful and enjoys lovely views across Gooseholme towards the River Kent"

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 22/05/2024.