



Kendal

£180,000

Hares Nest, 1 Galloway House, Yard 44, Stramongate, Kendal, LA9 4BD

Hares Nest is a sympathetically converted apartment within this substantial historic Grade II listed property. Presented to a high standard with stylish presentation by the current owner, this conveniently located property will appeal to a wide variety of buyers. The generous accommodation features a sizeable open plan living space with WOW factor kitchen area including feature central island, comfortable lounge area perfect for entertaining! The sweeping staircase leads to the first floor where there are two delightful double bedrooms and a contemporary bathroom suite. Cellar space is available for storage.

Currently utilised as a 2nd home/holiday let but equally suitable as a permanent residence. All the town amenities are located on the doorstep of this intimate development and open countryside walks and the Lakes can be easily reached. Don't miss this opportunity to view this home and the many attractive features it offers.

Quick Overview

- Ground floor character apartment
- Open plan living & two bedrooms
- Fully kitted kitchen with feature island
- Contemporary bathroom
- Stunning character features
- Cellar space storage
- Excellent town centre location
- Views to Kendal Castle
- Excellent permanent residence/investment
- Ultrafast broadband available



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Ultrafast
broadband
available



Nearby Permit
Parking

Property Reference: K6874



Living Room



Living Room



Open Plan Living and Kitchen



Kitchen

Property Overview Hares Nest is ideally located in the heart of Kendal, benefitting from local amenities such as independent shops, wine bars and restaurants, The Brewery Arts Centre, riverside and Castle walks and transport links close by, whilst being a short distance from the stunning natural beauty of the Lake District National Park, Kendal and mainline railway station for links to Euston and Glasgow and the M6 motorway.

Discover the charm of Kendal in this superb and thoughtful conversion of one of its historic properties and original travel inns known as the Nags Head, dating back to the 17th Century This stylish two-bedroom apartment arranged over two seamlessly blends modern living with retained character features, offering a unique and inviting home.

Conveniently placed for the town centre yet tucked away, this property boasts an impressive open-plan living space offering great opportunities for entertaining or comfortably relaxing. The room has a fully flagged floor, beams to ceiling, cast iron focal point bio fuel stove set on stone hearth with oak mantle, double radiator and access to the first floor from ornate staircase. The fully fitted shaker style kitchen is a chef's dream, featuring high-end appliances including 2 ring gas burner with glass splashback, contour worksurface incorporating single drainer resin sink unit, integral AEG washer/dryer and slimline dishwasher, NEFF oven, Bosch microwave and fridge freezer. There is a striking feature island, perfect for entertaining or casual dining which offers further storage. Concealed gas fired boiler, stone effect tiling to wall, double central heating radiator, 2 double glazed sash windows with front aspect and spotlights to ceiling.

Upstairs at landing level there is access to an over stair storage cupboard, two generously sized bedrooms, each designed with comfort in mind (including storage cupboard to one) and both having front aspect towards the Castle, spotlights and radiators fitted. A bathroom is also at this level with a contemporary suite adding a touch of luxury offering vanity wash basin, concealed cistern WC and panelled bath with chrome shower over. Wood effect flooring is fitted, spotlights, extraction, tiling to walls and shaver point

Within the communal courtyard there is access to the cellar where there is lockable storage for each resident.

Don't miss the opportunity to own a piece of Kendal's history while enjoying modern conveniences in a prime location. This apartment presents an excellent turn key property for investment, permanent residence, or second home purposes. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:

Kitchen/Living Diner

21' 5" x 17' 10" (6.53m x 5.46m)

First Floor Landing

Bedroom 1

14' 7" x 6' 6" (4.45m x 2.59m)

Bedroom 2

14' 6" x 9' 3" (4.42m x 2.82m)

Bathroom

Services Mains water, mains electric, mains gas and mains drainage.

Council Tax Band C

Tenure Leasehold - remainder of 1000 year lease from 2015. The Management charge payable is £80 per month. There are 5 flats in the development and the residents make up the management company called Rowan Property Management.

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 Location and Directions ///accent.stages.tuck

Upon leaving our office on Stricklandgate turn right and continue up Highgate and into the Market Place. Continue down Branthwaite Brow and turn left into Stramongate. Continue to the traffic lights and cross, Galloway House is to be found in front of you on the left and the entrance is via wrought iron gates on the left with the entrance door immediately on the left. A parking permit can be purchased for Blackhall Road Car Park.

Thoughts from the owners "We have loved cooking fresh produce as a family from the Farmers Market on a Saturday in Stramongate"



Kitchen



Bedroom One



Bedroom Two

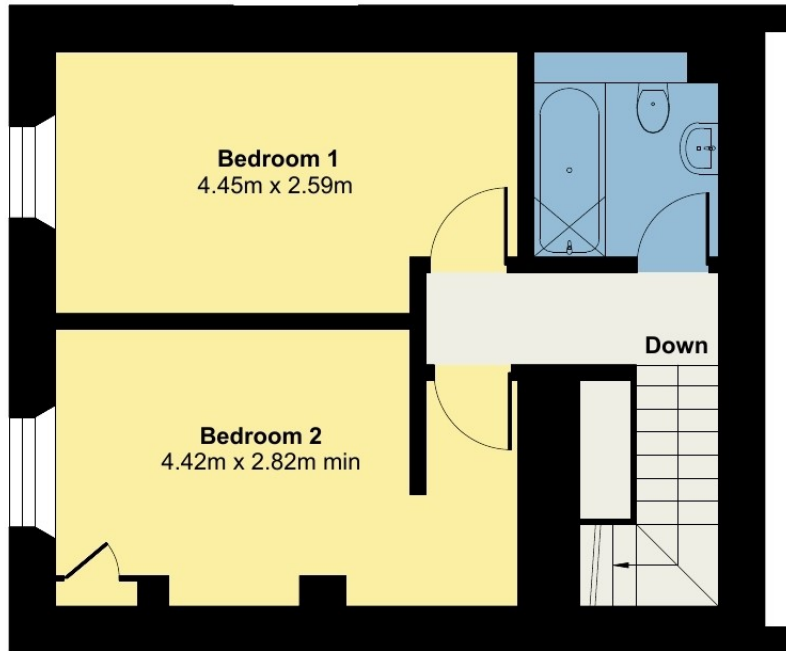


Bathroom

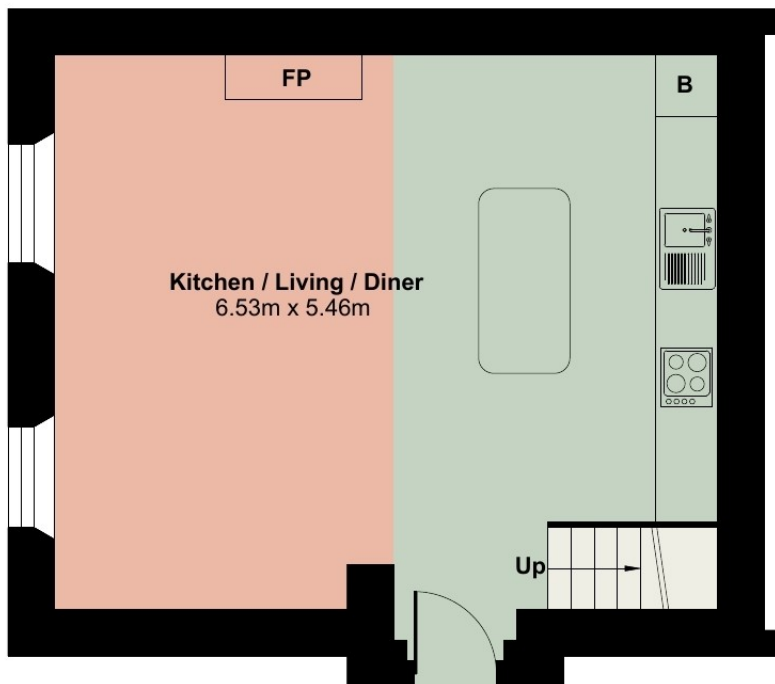
Yard 44, Stramongate, Kendal, LA9

Approximate Area = 778 sq ft / 72.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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 11/07/2024.