



ARNOLD
GREENWOOD



2 Jamieson Place, Kendal - LA9 4NY

Kendal

Guide Price £250,000

2 Jamieson Place

Kendal, Kendal

Introducing Jamieson Place, a charming and characterful two-bedroom terraced cottage nestled within the picturesque and highly sought-after conservation area of Kendal. Stepping into this delightful abode, one is immediately struck by the wealth of period features that adorn every corner, creating a warm and inviting atmosphere throughout. The aesthetic appeal of this chocolate box cottage is evident from the moment you set eyes on it. The exterior exudes quintessential charm and sets the stage for what lies within. As you enter the cottage, you are greeted by a sense of timeless elegance combining the old world with modern comfort. The heart of this delightful retreat is undoubtedly the inviting living area. A wood-burning stove takes centre stage, providing a warm and cosy ambience, perfect for relaxing evenings spent curled up by the fire. Jamieson Place boasts an exceptional location within Kendal's conservation area, renowned for its proximity to the stunning Lake District National Park. Additionally, the cottage benefits from convenient access to local amenities ensuring that every convenience is at your fingertips. A truly enchanting property, offering a rare opportunity to own a charming and characterful cottage in the heart of Kendal's conservation area. Don't miss your chance to make this idyllic retreat your own.



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Entrance

From the front of the property, the entrance door leads into the entrance hall.

Hall

6' 3" x 2' 8" (1.91m x 0.81m)

The entrance hall has a door into the living room.

Living Room

16' 2" x 14' 10" (4.93m x 4.52m)

This cosy room with exposed beams and a timber pillar has a door to a walk-in storage/cloaks cupboard, room for a table and chairs, and stairs to the first floor. There is an exposed stone fireplace housing a multi-fuel stove with an exposed timber mantle, and the stone hearth extends either side for display shelving. Double doors open to a shelved storage cupboard housing the electric metre, and there are two windows on the front aspect. A door leads into the kitchen.

Kitchen

16' 3" x 4' 10" (4.95m x 1.47m)

Newly installed, the kitchen has a range of fitted storage units with a complementary worktop, sink, plumbing for a washing machine, built-in oven and electric hob, an alcove that provides space for an upright fridge or freezer. There is a wall-mounted Viessman boiler, a radiator, two Velux windows, and a door to the rear aspect.

First Floor Landing

8' 1" x 2' 4" (2.46m x 0.71m)

Doors lead to the bedrooms and bathroom; there are two windows to the rear aspect, one with a seat and exposed lintels and beams.



Bedroom One

10' 4" x 10' 4" (3.15m x 3.15m)

This room has a built-in wardrobe, a deep sill window with exposed lintel and beam, a radiator, and an access hatch to the loft space.

Bedroom Two

9' 7" x 8' 0" (2.92m x 2.44m)

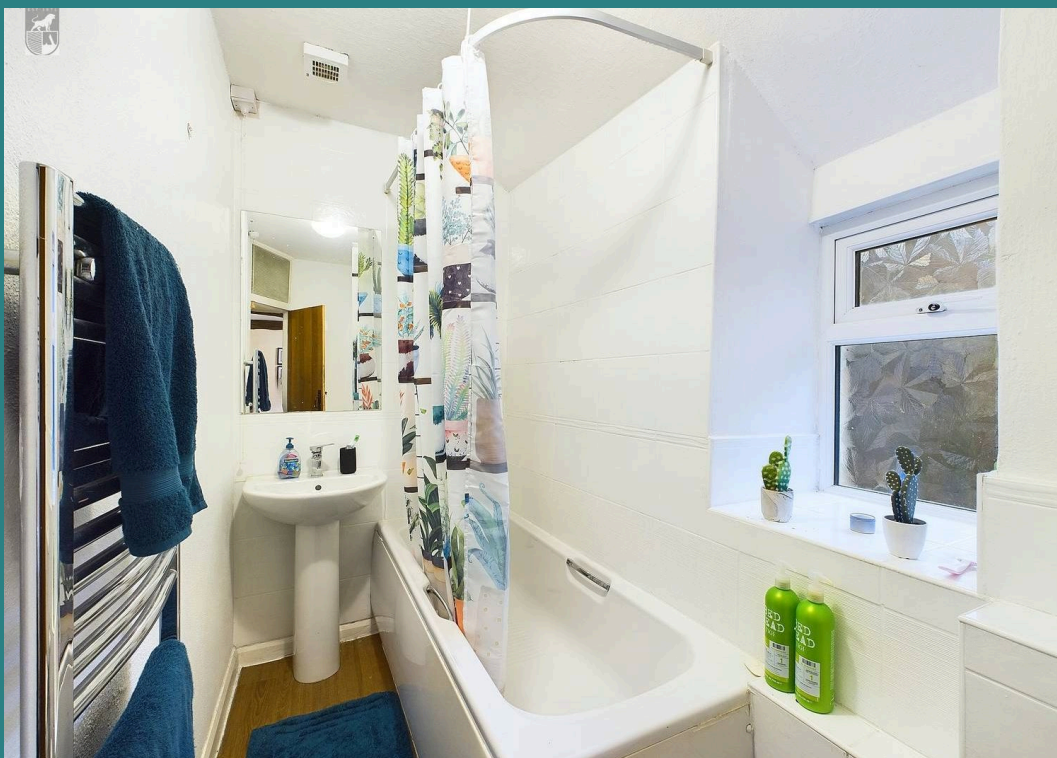
With a radiator and deep sill window on the front aspect.

Bathroom

9' 6" x 4' 5" (2.90m x 1.35m)

The suite comprises a panel bath with shower over, a pedestal wash hand basin, a close-coupled W.C., a chrome ladder radiator, and a deep sill window with obscure glazing.





GARDEN

To the rear of the property are shared steps up to the rear garden, which has a paved patio, a decorative gravel area, planted borders, and a stone-built storage shed.

Permit

1 Parking Space

Nearby permit parking.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor

Approximate total area⁽¹⁾

629.26 ft²

58.46 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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