



Abbots Yard, 21 Kirkland, Kendal, LA9 5AF

£130,000

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Introduction

Located in a pretty yard just off Kirkland, this is a one bedroom cottage with charm and character. To the ground floor is a lounge/diner with woodburner and French doors leading to the patio, along with a kitchen and bathroom. The first floor bedroom has built in storage. Externally there is a cobbled courtyard with space for pots and furniture and a shared garden area, the property also has a basement, accessed externally with further potential. A true delight in the heart of Kendal!

As the Gateway to the Lakes, Kendal is easily reached from Junction 36 and 37 of the M6 motorway. Kendal train station links to Windermere station and Oxenholme station services London Euston and Glasgow via the West Coast Mainline. This historic area of Kendal has a community spirit and easy access into the town centre. There is the popular Kirkland Hall for keep fit, talks and socialising and Abbot Hall Park for relaxing walks, both close by. The Brewery Arts Centre is on the doorstep and primary and secondary schools easily reached on foot.



Accommodation

From the main door on Kirkland with secure entry, a ginnel leads past the entrance to Abbot Yard flats and into the courtyard. The cobbles lead to the shared garden. A half glazed front door leads into:

ENTRANCE HALL

Stairs lead to the first floor with storage underneath. Secure entry phone and a ceiling light.

LOUNGE/DINER

16' 5" x 8' 7" (5m x 2.62m)

Two double glazed windows face the front aspect and French doors lead to the courtyard. Having space for both a lounge suite and dining table, the room has some lovely character features including exposed A frame beams and a corner woodburner. Gallery roof space storage area, and two ceiling lights.

KITCHEN

8' 4" x 6' 2" (2.54m x 1.88m)

Double glazed window to the side aspect. Fitted with cream painted base and wall units with pale worktops and a one and a half bowl sink with drainer. Tiled splashbacks, electric hob with canopy over and an electric oven. Space for a fridge and plumbing for a washing machine. Ceiling light and exposed beams.

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m) max

A double glazed window faces the front elevation. A white suite comprising bath with mixer attachment over, pedestal wash hand basin and a WC. Wall mounted electric heater, a ceiling light and an extractor.

BEDROOM

12' 11" x 7' 4" (3.94m x 2.24m)

Stairs from the hallway lead into the bedroom. There are built in cupboards over the stairs and an airing cupboard with hot water cylinder. A double glazed window faces the front elevation and there is a ceiling light and a radiator (fed by the woodburner).

BASEMENT

13' 8" x 6' 11" (4.17m x 2.11m)

Stone steps lead down to the basement. Having some restricted head height, there is power and light and a telephone point.

EXTERNAL

To the front of the property is a pretty cobbled courtyard area with space for furniture and raised beds. There is shared access to the end of the yard to a communal garden and drying area. Shared between the four properties that make up Abbott Yard, the garden is flagged with mature shrubs and flowering perennials, bounded by walling.

Directions

From our offices on Highgate, proceed on foot towards The Brewery Arts Centre. Continue straight on past Gillinggate, crossing the road and continuing towards Abbot Hall. Passing Abbot Hall, the property is accessed via a door from Kirkland adjacent to Armitstead Barnett.



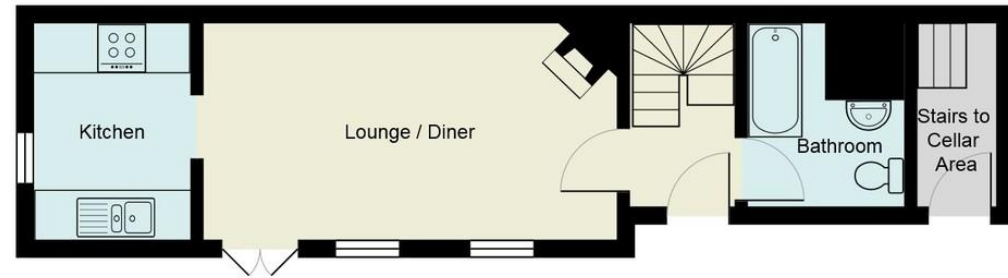
General Information

Mains Services: Water, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: F



Ground Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only



1st Floor

Buyers Notes

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Kendal Offices.

100 Highgate,
Kendal LA9 4HE

Telephone. 01539 725 582

Email. kendalproperty@milnemoser.co.uk

Milnthorpe Offices.

Westmorland House, The Square,
Milnthorpe LA7 7QJ

Telephone. 015395 64600

Email. milnthorpeproperty@milnemoser.co.uk

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