



13 Castle Crescent, Kendal
£595,000





13 Castle Crescent

Kendal

Council Tax Band: C

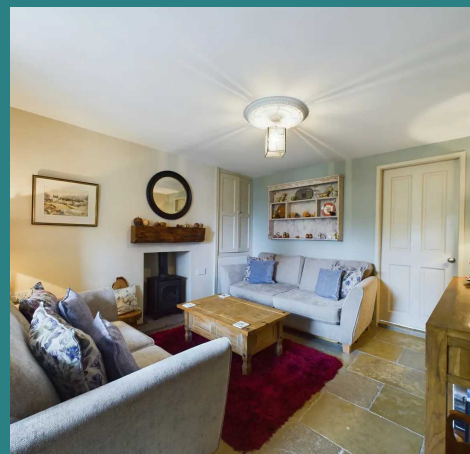
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Superb Four bedroom period property & separate Two bedroom cottage
- Renovated to a high standard throughout both properties
- Four spacious bedrooms in Castle Crescent and Two loft style bedrooms in Back Lane
- 13 Back Lane run as a successful self catering holiday let
- Located in a sought after part of Kendal
- Front garden and rear yard to Castle Crescent
- Lovely views over the River Kent to Saint Georges Church

A wonderful opportunity to purchase two separate, but stunning properties on one plot, nestled within a delightful setting positioned within close proximity to Crescent Green, with views towards the River Kent, Gooseholme, and Saint Georges Parish Church. Offered to buyers are two attached, but completely independent properties consisting of 13 Castle Crescent, a beautifully renovated and charming period four bedroom mid-terrace house and 13 Back Lane, a character filled two bedroom cottage currently run as a successful self catering holiday let.

These exceptional properties are not to be missed by those seeking a generously sized and well presented family home with the unmissable chance to have an additional property that can continue to be used to generate income or be utilised as an additional premises for a family member or work space.



ENTRANCE

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

HALL

The entrance hall, with flagged floor, has doors to the lounge, the ground-floor WC and the dining room. Stairs rise to the first-floor landing.

LOUNGE

The lounge, with flagged floor, has a recessed fireplace housing a gas stove-style fire with stone hearth, double doors open to a built-in storage cupboard, a door leads to the utility room, and there is a double-glazed bay window on the front aspect.

GROUND FLOOR WC

A couple of steps lead down to a vanity sink and hidden cistern WC.

DINING ROOM

The dining room, with flagged floor, also has a recessed fireplace housing a gas stove-style fire with stone hearth, an alcove with fixed shelving, a step up to the kitchen, and a double-glazed bay window on the front aspect.

KITCHEN

The kitchen, again with a flagged floor, has a range of fitted storage units and a complementary worktop; a 1 1/2-bowl composite sink; integrated appliances include an oven and grill; a fridge/freezer and dishwasher; a five-burner gas hob; and an extractor hood. There is a wall-mounted Ideal boiler housed within one cupboard and a further built-in store cupboard, a double-glazed window to the rear aspect, a modern radiator, and a door to the utility room.

UTILITY ROOM

The utility room has fitted units with a complementary worktop, a stainless steel sink, space with plumbing for a washing machine, windows to the rear aspect, a modern radiator, and an external door.





FIRST FLOOR LANDING

Ascending the stairs there is a window on the rear aspect with a decorative stained glass effect that extends up to the second floor. The stairs split towards the front and rear.

BEDROOM ONE

This double room has an alcove with fixed shelving, a radiator, and a double-glazed window with a seat on the front aspect.

BEDROOM TWO

This double room has a radiator, a double-glazed window with a seat on the front aspect, and a single-glazed window on the rear aspect.

SECOND FLOOR LANDING

Doors lead to the next two bedrooms; there is an exposed beam and a double-glazed window on the front aspect.

BEDROOM THREE

This double room has a mezzanine-level storage area, a traditional bedroom fire place, an alcove with a fixed shelf, exposed beams, a radiator, and a double-glazed window to the front aspect and a velux window.

BEDROOM FOUR

This room has a double-glazed window to the front aspect, a single-glazed window to the rear, exposed beams, and a radiator. A door leads into the shower room.

SHOWER ROOM

The suite consists of a corner shower cubicle with a star shower head, a vanity sink, a WC, and a heated towel rail. There is a wall-mounted cabinet and a velux window.

EXTERNALLY

To the front is gated access with a paved patio and an area of artificial lawn. To the rear is a paved yard with two timber garden sheds and gated access to Back Lane.



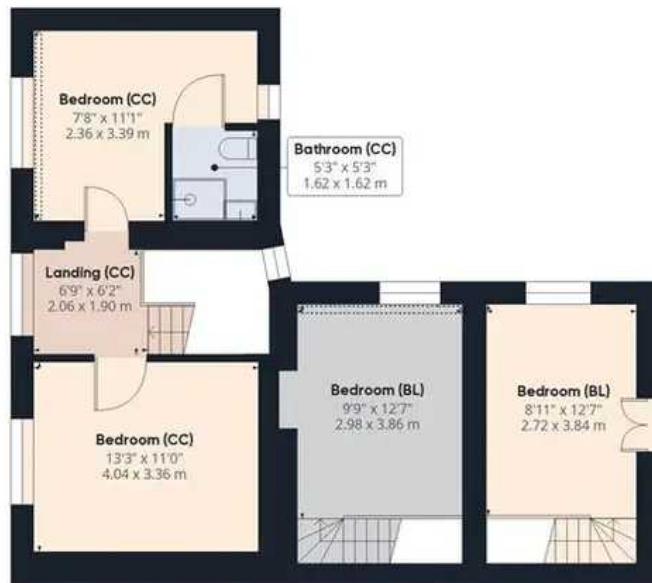




Ground Floor



Floor 1



Floor 2



Travelling into the centre of town, be in the right-hand lane, turn right at the town hall, and follow the road along Blackhall Road, past Holy Trinity Church. When passing the bus station, be in the right-hand lane and turn right at the traffic lights. Turn right at the roundabout into Wildman Street. Be in the left-hand lane, then turn left just after the zebra crossing. Castle Crescent is a little way along on the right-hand side, just after the church.

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EPC Environmental Impact Rating: E

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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