



# Kendal

£250,000

3 Prospect Terrace, Kendal, Cumbria, LA9 4NL

A delightful two-bedroom stone and slate cottage offering picturesque views of Kendal and the hills beyond. Situated in a prime location within Kendal, this charming property boasts easy access to all amenities, with the town centre just a stone's throw away. Conveniently positioned, it provides effortless access to local transport services and road links, making exploration of the Lake District National Park and the M6 Motorway a breeze.

Nestled in a historic yard, 3 Prospect Terrace exudes warmth and character. Currently operating as a successful holiday let, this inviting cottage greets you with an entrance hall, a cosy living room, dining kitchen and upstairs you will find two bedrooms and a bathroom. With no-upward chain, an early viewing is highly recommended!

## Quick Overview

- Delightful terraced cottage
- Living room with wood burner
- Splendid dining kitchen with Bosch appliances
- Two bedrooms
- Modern bathroom with underfloor heating
- Tastefully decorated throughout
- Located in one of Kendal's historic yards
- Currently run as a successful holiday let
- Early viewing highly recommended
- No upward chain!



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Open Reach  
Ultrafast  
Available



Residents  
Permit Parking

Property Reference: K6817





Entrance Hall



Living Room



Dining Kitchen



Dining Area

**Description:** A delightful two-bedroom stone and slate cottage offering picturesque views of Kendal and the hills beyond. Situated in a prime location within Kendal, this charming property boasts easy access to all amenities, with the town centre just a stone's throw away. Conveniently positioned, it provides effortless access to local transport services and road links, making exploration of the Lake District National Park and the M6 Motorway a breeze.

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**Location:** At the Town Hall traffic lights, make a left onto Allhallows Lane. Proceed up the hill onto Beast Banks and Greenside. Pass the Riflemans Arms pub and turn right at the crossroads onto High Tenterfell. Keep going and take the right turn onto Serpentine Road. Park in this area.

On foot, turn right onto Sepulchre Lane, then left down the stone steps. Prospect Terrace is a short distance ahead on the left.

(Alternatively, the property can be reached on foot from Low Fellside).

**Property Overview:** 3 Prospect Terrace is a sweet two-bedroom stone cottage in central Kendal with breathtaking views. Currently run as a successful holiday let with easy access to amenities, transport, and Lake District adventures. Accommodation features an entrance hall, living room, dining kitchen, two bedrooms and a bathroom.

The property can be accessed from both the front and rear. From the front you're greeted by an entrance hall with attractive tiled flooring and stairs rising to the first-floor level.

The living room is cosy and exudes warmth from the wood burner on a tiled hearth with oak mantle. A tranquil space to sit and enjoy the splendid views of Kendal and beyond through the sash style window. Attractive wood flooring.

The dining kitchen is towards the rear of the property and is fitted with a range of wall, base and drawer units with complementary working surfaces with inset stainless steel sink. Kitchen appliances include: a Bosch built-in oven, induction hob and concealed extractor fan above. There is an integrated undercounter fridge and plumbing for a washing machine. An understairs cupboard is useful for everyday storage and a wall cupboard houses a wall-mounted gas fired boiler. A door leads to the rear yard.

Upstairs, on the landing, you will find a hatch with access to the fully boarded loft with a light and an overhead cupboard.

Bedroom one is a tastefully decorated double bedroom, again, offering stunning views of Kendal and the hills beyond. Over stairs cupboard providing storage for linen.

Bedroom two is another good-sized room, again, tastefully decorated.

Completing the picture is the bathroom with underfloor heating. A three piece suite comprises; a panel bath with rainfall shower head over, a pedestal wash hand basin and a W.C. Attractive part tiled walls and flooring.





Living Room



Dining Kitchen





Bedroom One



Bedroom One



Bedroom Two



Bathroom

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

12' 5" x 10' 11" (3.78m x 3.33m)

Dining Kitchen 14' 10" x 7' 0" (4.52m x 2.13m)

First Floor:

Landing

Bedroom One

14' 1" x 12' 5" (4.29m x 3.78m)

Bedroom Two

9' 9" x 7' 8" (2.97m x 2.34m)

Bathroom

**Outside:** A yard to the front of the property with space for outdoor furniture, potted plants. The neighbours do have a right of way through the yard.

**Parking -** Residents permit parking, 3 Prospect Terrace is entitled to one resident and one visitor permit if the property becomes your main residence.

**Tenure:** Freehold

**Services:** Mains gas, water and electricity.

**Council Tax:** Westmorland & Furness Council - Band to be assessed

**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:** ///wire.wisdom.spaces





Owners Photo - Views



Owners Photo - Front Aspect





Front



Rear access

Request a Viewing Online or Call 01539 729711



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



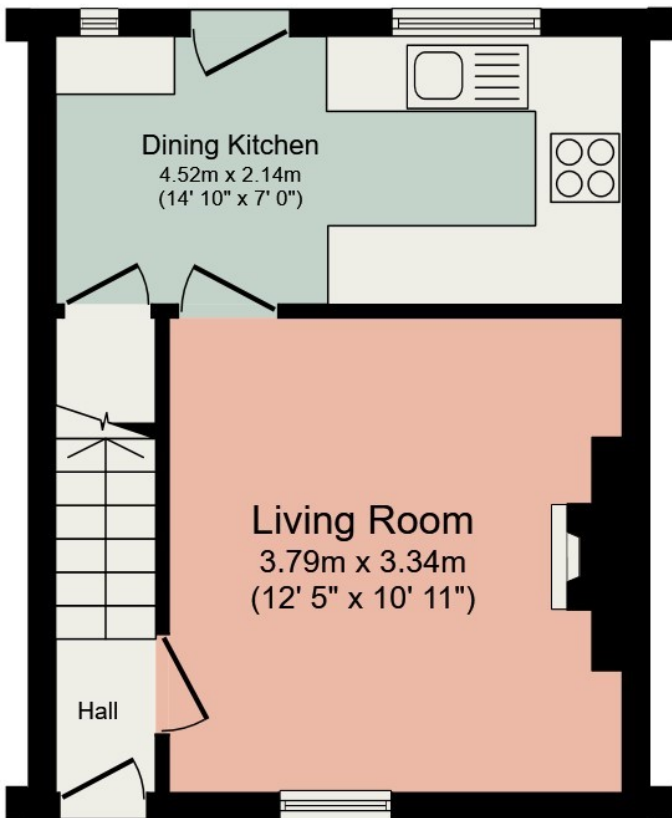
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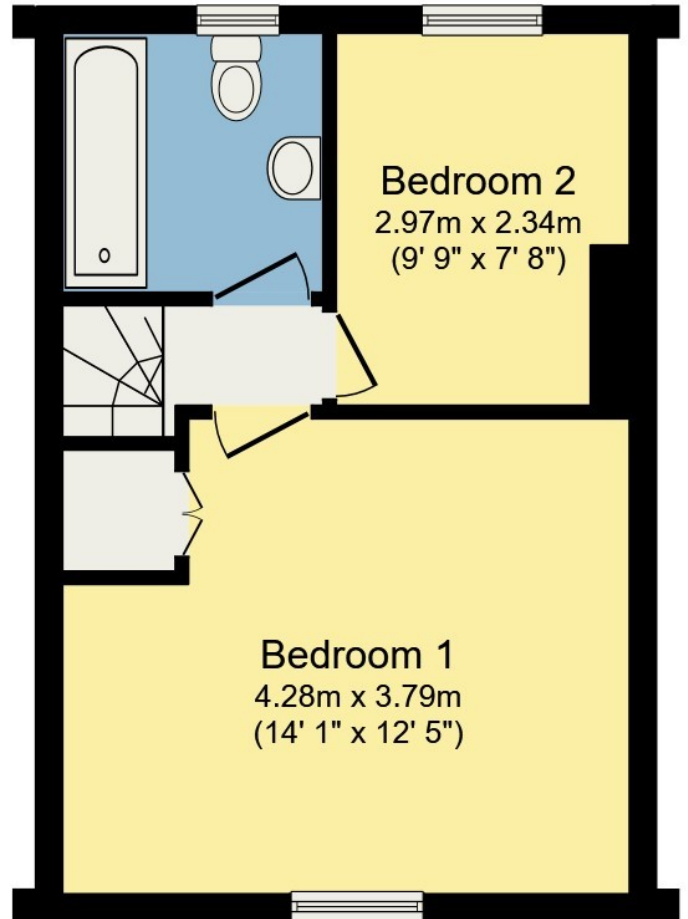
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Prospect Terrace, Kendal



**Ground Floor**



**First Floor**

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