

10 COLLIN CROFT, KENDAL
£205,000

ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383



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This two-bedroom cottage is a real gem, tucked away in a cobbled courtyard in one of Kendal's historic yards in the town centre, it provides the ideal ratio of charm to practicality. This property has a contemporary shower room and a bedroom on the ground floor. A second bedroom and fully equipped kitchen are located on the first floor, while an amazing living room with views of the rooftops is situated on the second floor. This area is ideal for hosting guests or unwinding after a hard day. With the benefits of having a patio seating area and designated off-road parking spot right outside the house and all Kendal conveniences you could want close by. This property is located within the town conservation area, and if you prefer being outside, you'll enjoy the quick commute to the stunning Lake District National Park. Don't pass up this amazing chance to acquire a piece of Kendal's past and begin the lifestyle that awaits you at Collin Croft.

ENTRANCE

At the front of the property, the partially glazed timber entrance door leads into the hall.

HALL

15'4 x 5'11 max (4.67m x 1.80m max)

The hall has a radiator, a ceiling light, a door to the ground-floor bedroom, a door to the shower room, stairs rising to the first floor, and a built-in understairs storage cupboard.

GROUND FLOOR BEDROOM

10'10 x 8'7 (3.30m x 2.62m)

This double room has a built-in cupboard that houses the Vaillant gas boiler, a radiator, and a double-glazed timber window to the front.

SHOWER ROOM

7'5 x 5'6 (2.26m x 1.68m)

The contemporary suite comprises a large shower cubicle with sliding doors., a vanity wash hand basin with a fixed wall mirror and shaver light above, a W.C., and a radiator, extractor fan and ceiling light.

FIRST FLOOR LANDING

2'10 x 5'8 (0.86m x 1.73m)

Doors lead to the kitchen and the first-floor bedroom; a ceiling light and stairs lead to the second-floor living room.

KITCHEN

9'3 x 5'8 (2.82m x 1.73m)

The kitchen has a range of white fitted storage units with a butcher block effect worktop, a 1 1/2-bowl stainless steel sink, an integrated electric oven, a gas hob with extractor fan over, space with plumbing for a washing machine, and space for an under-counter fridge. There is a spotlight bar on the ceiling and a double-glazed timber window on the side.

BEDROOM

11'8 x 9'2 (3.56m x 2.79m)

This double room has a radiator and a double-glazed timber window to the front.

SECOND FLOOR LIVING ROOM

18'9 x 11'9 (5.72m x 3.58m)

This good-sized double-height room has ample space for a dining table, chairs, and lounge furniture. There are exposed beams, a radiator, ceiling spotlights, round wall uplighters, and dual-aspect double-glazed timber windows.

EXTERNALLY

To the front of the property is a private pebbled patio/seating area with a raised bed with bark chippings and a paved path to the front door.

PARKING

There is an allocated parking space located directly in front of the property.

SERVICES

Electric, Gas, metered water and mains drainage.

LEASEHOLD

999 years from 31st October 1996

Ground rent - One peppercorn

Management charge - Vendor advises £90 per calendar month which includes buildings insurance and general repair and maintenance of outside communal areas, external lighting and the metered water supply.

Private residence only. No holiday lets permitted.

No animals or birds other than the usual domestic animals or caged birds.

Communal bin and recycling store.

A right of way on foot only for Number 10 over the pathway of Number 9 upon Number 10 paying one half of the cost of repair and maintaining the same.

ADDITIONAL INFORMATION

Useful local links - Local authority - <https://www.westmorlandandfurness.gov.uk/>

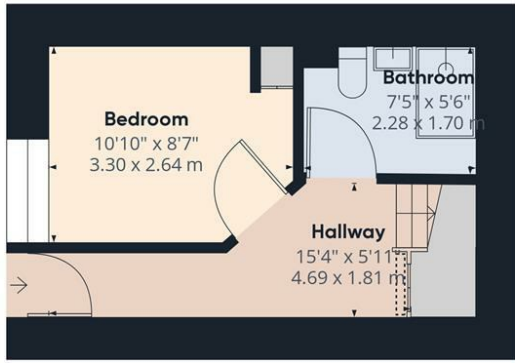
Broadband and mobile checker - <https://checker.ofcom.org.uk/>

Map of Kendal conservation area - <https://www.southlakeland.gov.uk/media/1666/kendal-ca.pdf>

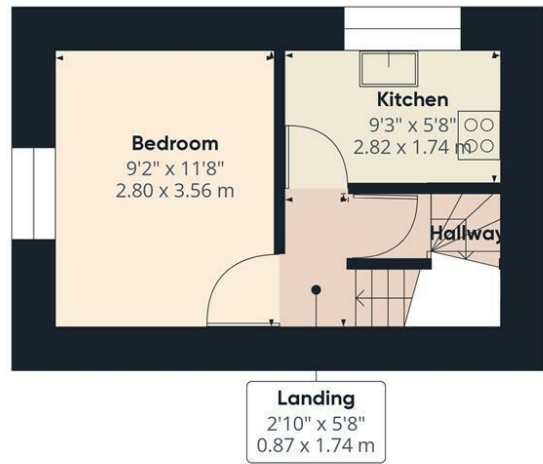
Flood risk - <https://flood-map-for-planning.service.gov.uk/>

Planning register - <https://planningregister.westmorlandandfurness.gov.uk>





Ground Floor



Floor 1



Floor 2

DIRECTIONS

On foot from the Town Hall in the centre of town, walk against the traffic, passing the Oxfam Shop and Jo & Cass Hairdressers. On reaching the HSBC Bank, turn right into the opening of Collin Croft. Continue through Collin Croft, bearing right through the arch where the property is located on the right-hand side and accessed via the open parking area or the shared gated access.

Council Tax Band - C Westmorland & Furness Council
 EPC - Current 69 Potential 85
 Tenure - Leasehold

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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