



13 CASTLE CRESCENT, KENDAL
AND 13 BACK LANE, KENDAL
£595,000



ARNOLDGREENWOOD.CO.UK/PROPERTY 01539 733383

**13 CASTLE
CRESCENT, KENDAL
AND 13 BACK LANE,
KENDAL,
LA9 7AN**



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£595,000

Presenting a blend of character and elegance, this charming period mid-terrace house offers an opportunity for those seeking a truly exceptional residence. Stepping through the front door of the main house, one is instantly captivated. Combining elegant details with modern finishes, this residence has been seamlessly crafted to a high standard. The ground floor flows effortlessly, featuring a delightful blend of open-plan spaces and well-defined rooms. Ascending the staircase to the upper floors, each of the four well-proportioned bedrooms offers its own unique charm, showcasing the character of the property.

In addition to the house, there is a separate property at 13 Back Lane. This two-bedroom cottage, over three floors, is currently run as a successful self-catering holiday let.

Nestled within a delightful setting positioned within close proximity to Crescent Green, with views towards the River Kent, Gooseholme, and Saint Georges Parish Church, This historic part of the town is steeped in heritage. This exceptional property is not to be missed by those seeking a generous living space within an enchanting location, along with the unmissable chance to have an additional income stream.

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

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.

BATHROOM

The suite comprises a double-ended panel bath, a hidden cistern WC, a vanity sink, a walk-in shower cubicle with a large fixed shower head, a modern radiator, and a double-glazed window to the rear.

FIRST FLOOR LANDING

Doors lead to two of the bedrooms; there is a radiator and a deep sill double-glazed window to the front. Stairs rise to the second floor landing.

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

DIRECTIONS

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.

Council Tax Band - C Westmorland & Furness Council
 EPC - Current 55 Potential 82
 Tenure - Freehold

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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