



Allhallows Nave House Cliff Lane, Kendal

Guide Price £295,000





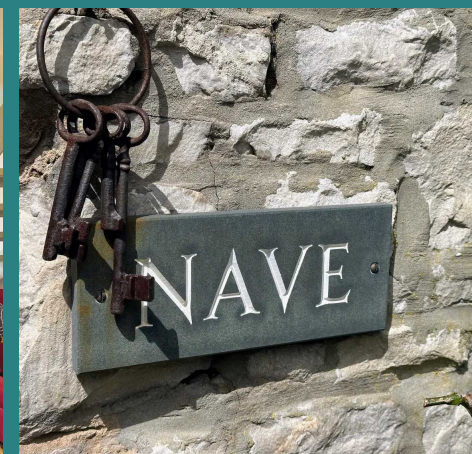
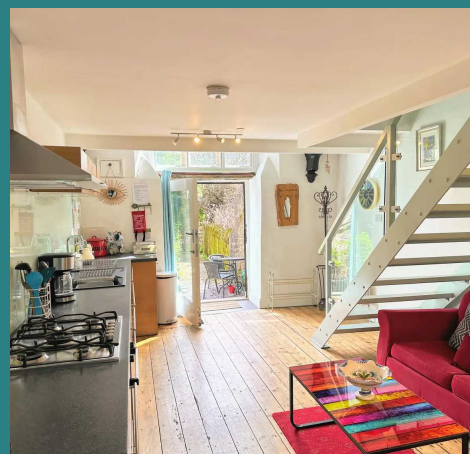
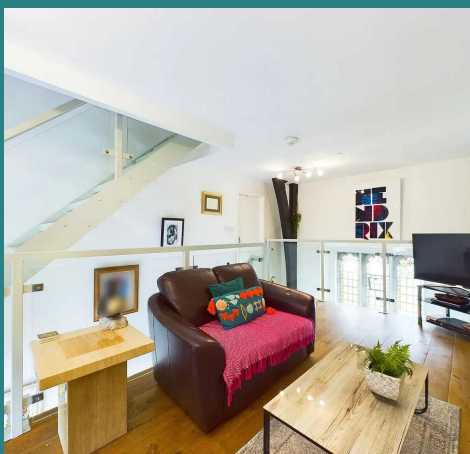
Allhallows Nave House Cliff Lane

Kendal

Rarely does such a unique property become available on the market with an eclectic array of contemporary design sympathetically mixed with immense character and charm. A conversion of Allhallows Church, Allhallows 'Nave House' truly delights those seeking something different with its quiriness, having flowing accommodation over three floors, with a useful loft space and idyllic courtyard garden. Enjoying a quiet and extremely private position, tucked away in one of Kendal's most historic locations, if you are full of intrigue then take further steps to find out more about this exciting home.

Available immediately with no chain, a viewing is advised to appreciate this fantastic property.

From Kendal town centre one way system, turn left into Allhallows Lane, then turn right into Low Fellside continue along, as you approach the entrance to Booths Supermarket take the left fork - Middle Lane, the property is situated just above Middle Lane on the left.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Kitchen/Dining Room

21' 11" x 11' 11" (6.68m x 3.62m)

A spacious airy room with modern style fitted kitchen and good space for dining table, chairs and seating area. There is a range of wall and base units with Corian work surfaces over and Carron moulded sink, drainer and mixer tap with glass splash backs. Integrated appliances include a gas hob, electric oven, dishwasher and fridge. There are beautiful sandstone mullion windows at both ends of the room. Stripped wooden floor. A door leads through to the cloakroom/utility and an open plan metal staircase rises to the second floor.

Utility/Shower Room

8' 10" x 7' 5" (2.70m x 2.26m)

A very useful room with three piece suite including a corner shower, vanity wash hand basin & w.c. Fitted storage housing a recently (2022) gas boiler. Stained glass window to rear aspect.

Living Room

17' 6" x 11' 8" (5.33m x 3.56m)

A bright room with the sandstone mullion windows continuing up from below and a stripped wooden floor. Door to bedroom two and stairs rising to second floor.

Bedroom Two

8' 10" x 7' 3" (2.68m x 2.21m)

Wooden floor and stained glass window to rear aspect.

Landing

8' 6" x 5' 1" (2.58m x 1.54m)

A central landing area doubles as a reading area at the present time. Doors lead to the main bedroom on the right and bathroom on the left. Space Saver Staircase to third floor.

Bedroom One

20' 10" x 5' 3" (6.34m x 1.61m)

Good sized bedroom with character beams and Velux style window to front aspect.





Bathroom

7' 2" x 8' 2" (2.18m x 2.50m)

Vanity sink with double ended bath with shower over and w.c.
Velux style window to rear aspect.

Attic Room

11' 3" x 11' 7" (3.44m x 3.53m)

Fitted storage and shelving with Velux style window.
Concealed hatch leading to further loft storage.

Front Garden

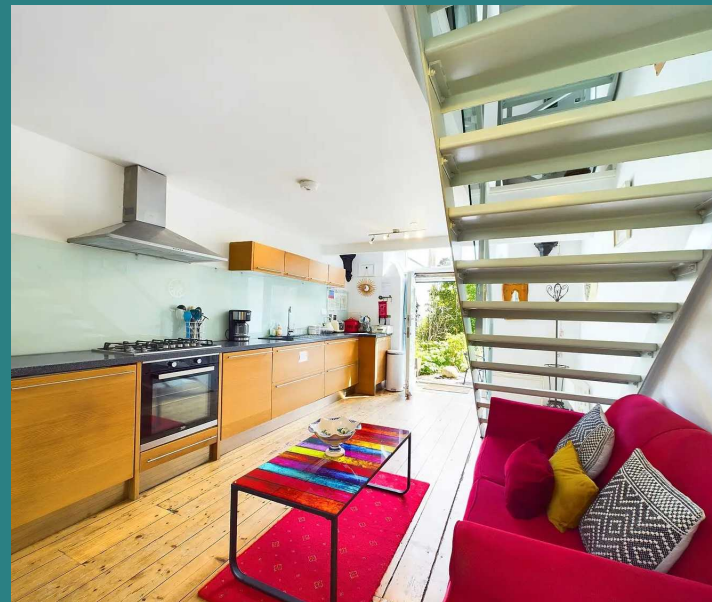
To the front is a lovely cottage style garden with patio seating area, partly paved and partly slate chippings. Close to Kendal town centre and all its amenities including Booths Supermarket.

PARKING

Please note that there is no dedicated parking for the property, but we've been informed that the property is eligible for one residential and one visitor parking permit.

SERVICES

Electric, gas, mains water and drainage, gas central heating, broadband (ADSL Copper wire)

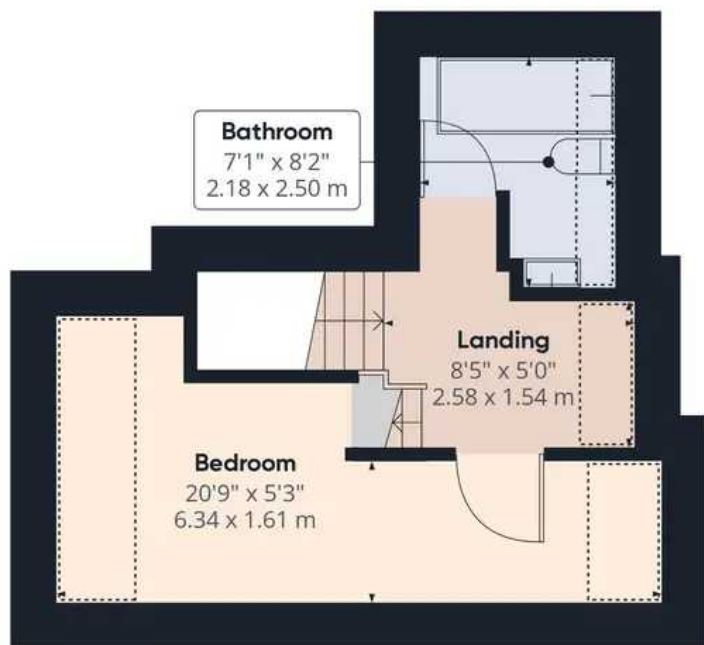




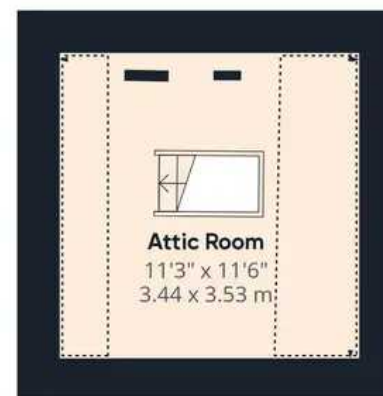
Ground Floor



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

989.76 ft²

91.95 m²

Reduced headroom

131.9 ft²

12.25 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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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