



4 Mint Cake Mews Cross Lane, Kendal  
£220,000





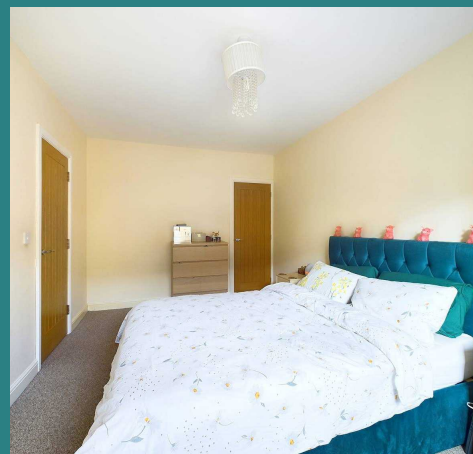
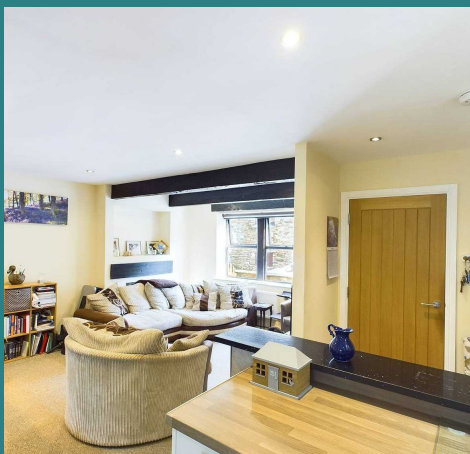
## 4 Mint Cake Mews, Cross Lane

Kendal, Kendal

This charming and unique 2-bedroom house located within Kendal's town centre. Housed in what was formerly the Kendal Mint Cake factory, this property exudes character and history. Originally converted into residential dwellings back in 2016, this attractive stone-built home is sure to capture your heart.

Upon entry, you're greeted by an inner entrance hallway leading to a modern W.C., The ground floor boasts a combined breakfast kitchen/living area with focal inset chimney breast and characterful beams, the space complete with handy under-stair storage.

Upstairs, you'll find two generously sized double bedrooms, each featuring large windows that flood the rooms with natural light. The master bedroom also comes with inbuilt storage, ensuring you have ample space for your belongings. The stylish three-piece bathroom suite makes the ideal space to relax, featuring a skylight window.



Outside, you'll find a front forecourt ideal to add flower pots and maybe an outside store, if one would require. Additionally, private allocated parking to the front, convenient after a long days work.

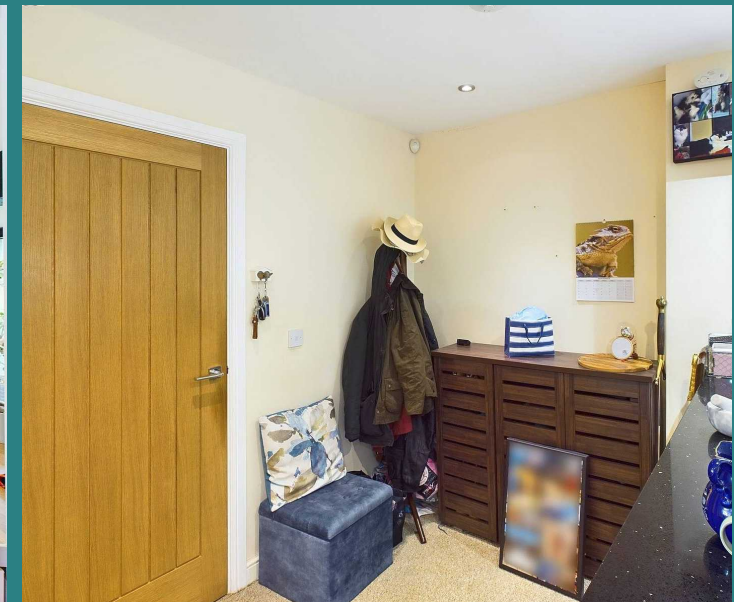
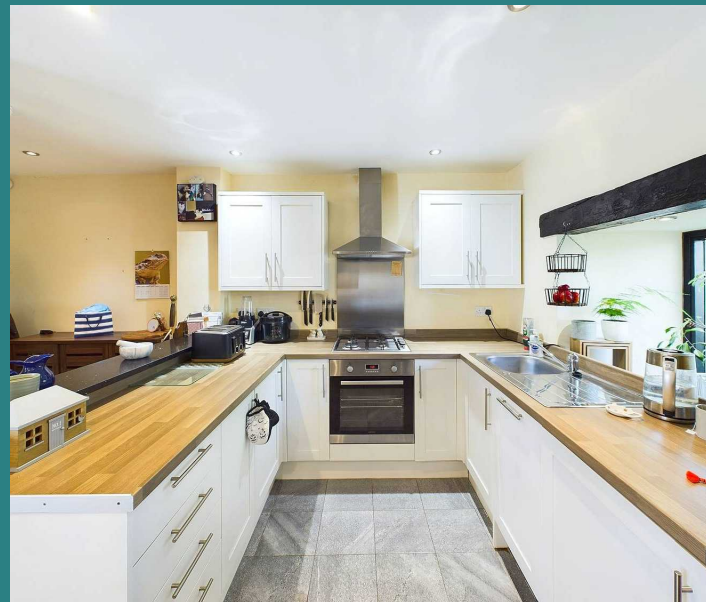
This property is not just a house - it's a home that tells a story. From its unique history as the former Kendal Mint Cake factory to its contemporary layout and attractive stone exterior. Whether you're looking for a cosy retreat or a place to entertain friends and family, this home offers the perfect blend of character and modern comfort.

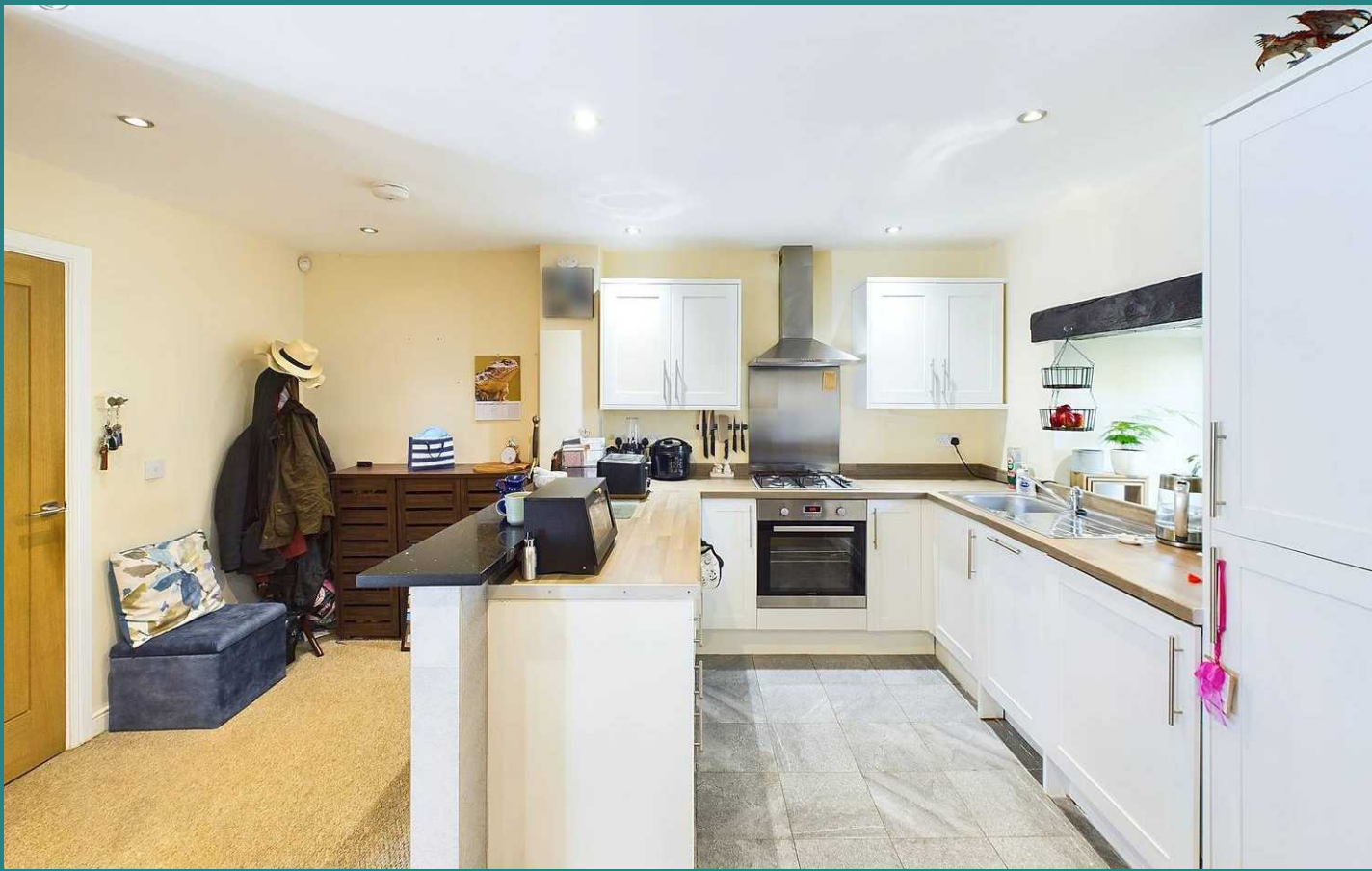
Ideal as a first time home, second home, investment buy or holiday rental.

Passing Kendal College on your left, take left onto Glebe Rd, continue onto Anchorite Fields. Turn right onto Brockbeck, and continue onto Cross Lane and number 4 can be found on your left.

Council Tax band: C

Tenure: Freehold





### HALLWAY

3' 5" x 4' 7" (1.05m x 1.39m)

Entry hallway with neutral décor, hard wearing entry carpeting and space to store coats.

### WC

3' 9" x 4' 5" (1.14m x 1.35m)

Partly tiled walls and half tiled floors. Neutral décor with LED lighting. W.C and hand-basin. The boiler is located here.

### KITCHEN

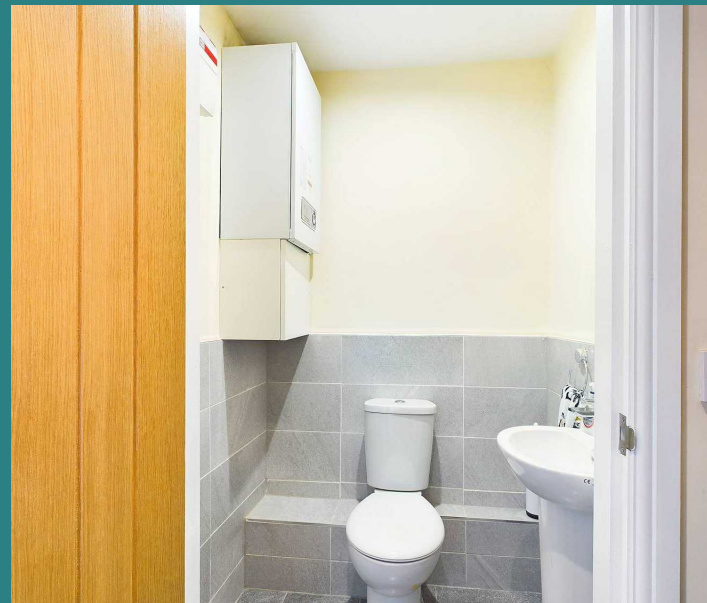
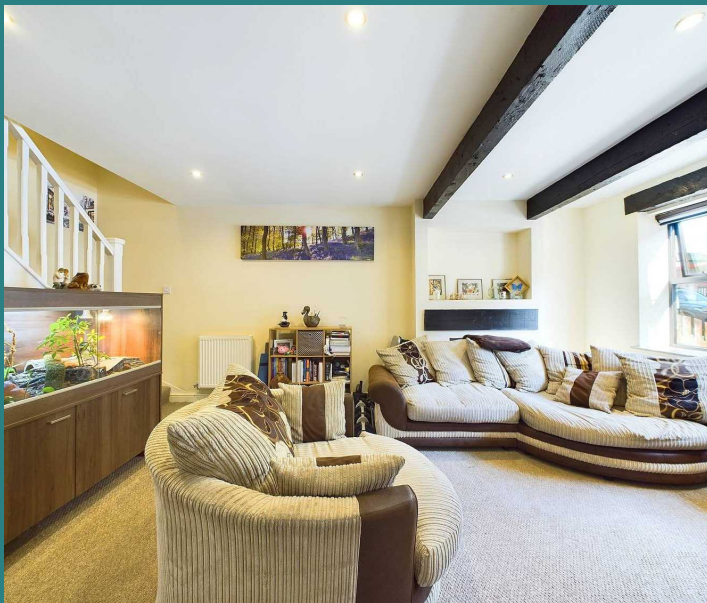
7' 6" x 5' 3" (2.28m x 1.59m)

Modern shaker style cream fitted units, wood effect worktops, sink and drainer with obscured rear facing window. Oven, gas hob and extractor fan. LED lighting neutral décor. Open access into the living room and an inner vestibule with space for coats/boots.

### LIVING ROOM

19' 7" x 19' 4" (5.97m x 5.90m)

Neutral décor with exposed beams within the ceiling. LED lighting, and the central inset focal point of the room the open chimney breast. Stairs to the first floor with convenient under-stair storage.



## LANDING

3' 8" x 8' 10" (1.12m x 2.70m)

Bright and light space with neutral décor, high ceilings and a roof light.

## BATHROOM

5' 6" x 9' 0" (1.68m x 2.74m)

Modern floor tiling/ partial wall tiling, high ceilings, bath with shower above, hand basin and a W.C. Sky light roof light, extractor fan and a chrome towel rail.

## BEDROOM ONE

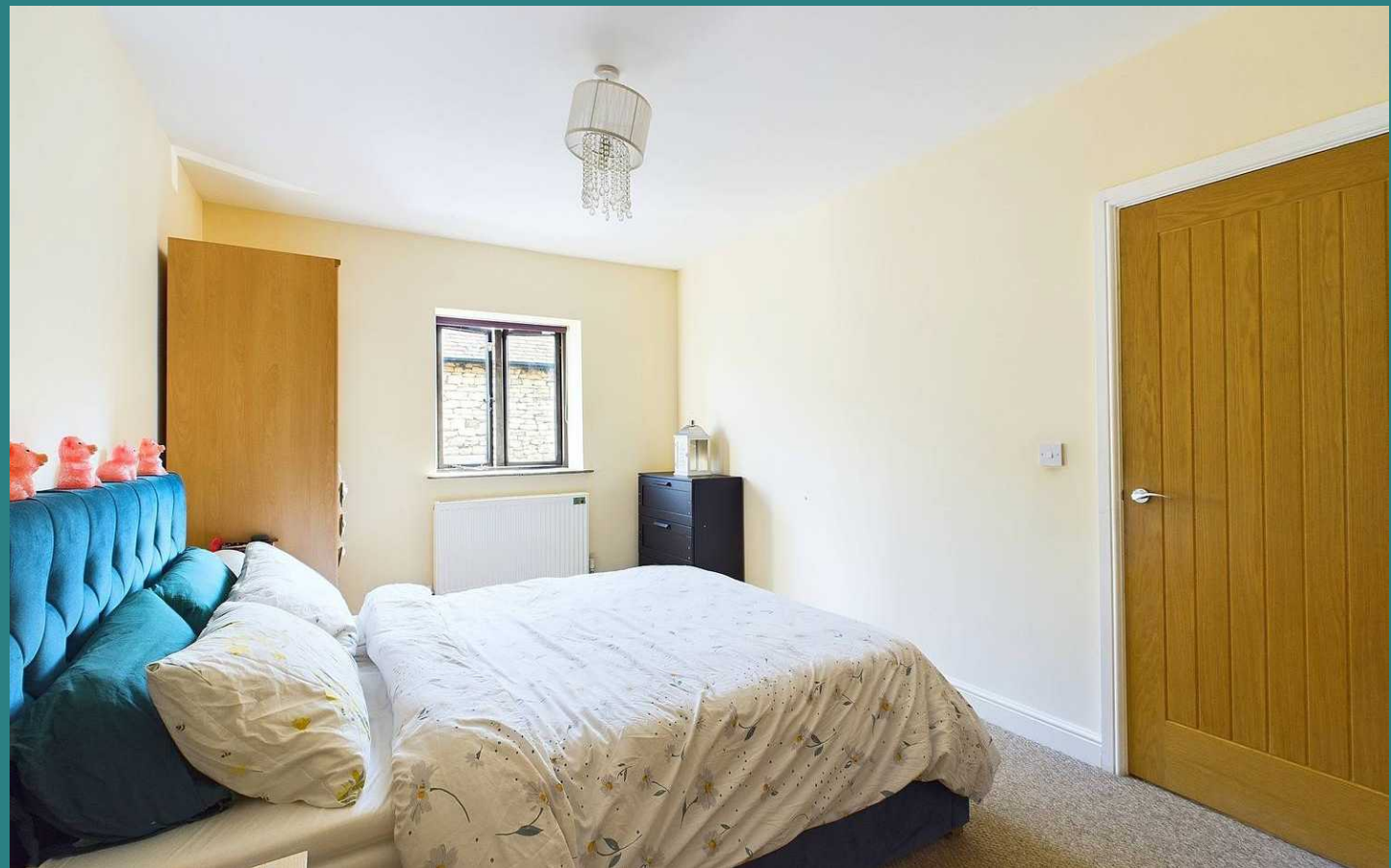
9' 9" x 15' 10" (2.96m x 4.82m)

Spacious double bedroom, with front facing windows, neutral décor and an inbuilt wardrobe.

## BEDROOM TWO

9' 7" x 9' 11" (2.91m x 3.03m)

Double in size, natural décor, front facing windows including loft access.



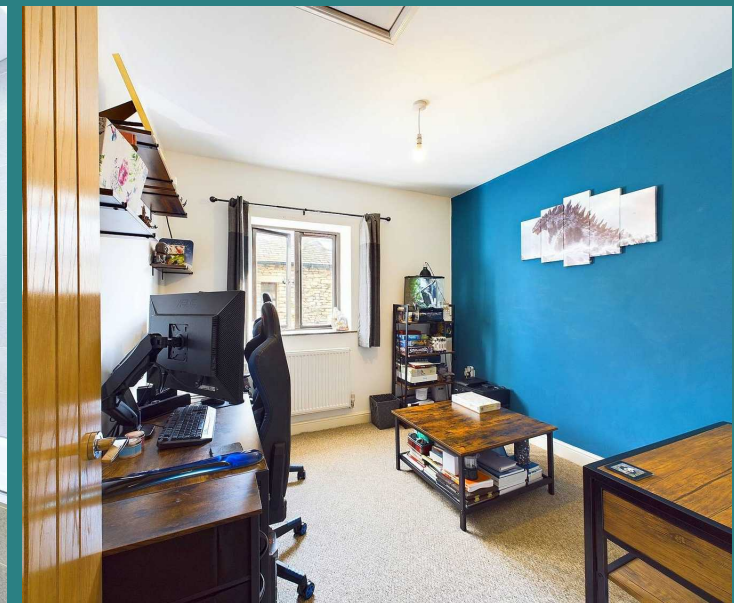
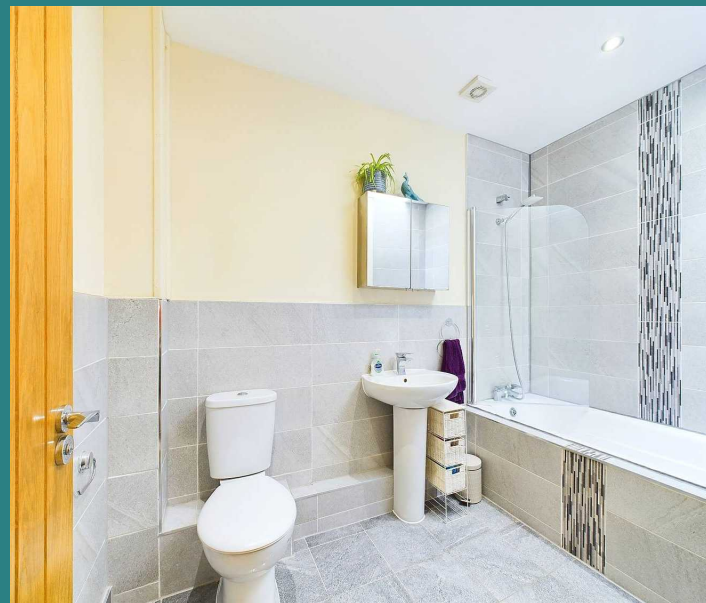
## Externally

Fore-courted front yard, paved to offer space for pots or an outside store.

## Allocated parking

1 Parking Space

SERVICES: electric, gas, gas central heating, mains water and drainage, broadband (Cable)





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

708.59 ft<sup>2</sup>  
65.83 m<sup>2</sup>

**Reduced headroom**

8.72 ft<sup>2</sup>  
0.81 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



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