



10 CASTLE CRESCENT, KENDAL  
£250,000



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# 10 CASTLE CRESCENT, KENDAL, LA9 7AN



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'Badger Close' is a most delightful period terraced cottage that has been lovingly maintained to a high standard. Situated in a conservation area, this attractive stone-built property spans three floors and enjoys wonderful views overlooking St. George's Church and Gooseholme Park, thus giving its location a village green feel. Internally, the cottage has a warm and welcoming open-plan living room that retains much of the original features while having the addition of an Italian stone floor throughout. The kitchen has Shaker-style units, a marble worktop, Italian stone flooring, and a lovely stable door leading into the very private rear yard. The first floor houses a bedroom and a large bathroom, and the second floor has a spacious master bedroom with original beams and dual-aspect views to the front and rear. Outside to the front of the cottage is a charming, paved garden area perfect for sitting and enjoying the views on a summer evening. 'Badger Close' is a joy to behold, and early viewing is highly recommended! Sold with no chain.

## ENTRANCE

To the front of the property is the open porch and timber front door which leads into the living room.

## LIVING ROOM

19'4 x 12'11 (5.89m x 3.94m)

This open-plan living room with Italian stone tile flooring, cast iron Victorian-style radiators, and exposed beam has a feature exposed stone surround fireplace, two built-in cupboards, one housing the gas and electric meters, and access to an under stairs storage cupboard. There is a recess housing a gas-fired AGA, dual-aspect timber double-glazed sash windows to the front and rear, stairs rising to the first-floor landing with a decorative leaded window to the side, and ample room for a dining table and chairs. This room has spotlights and surround sound speakers in the ceiling and is open to the kitchen.

## KITCHEN

14'0 x 6'5 (4.27m x 1.96m)

The kitchen has a range of fitted storage units, one housing a Worcester boiler, a complementary worktop incorporating a twin-bowl Belfast sink. There is an integrated fridge/freezer, an integrated washing machine, a hidden washing machine, and an eye-level integrated microwave. LED lighting and surround sound speaker to the ceiling. There is a double-glazed timber window to the rear, two Velux windows, and a half-glazed stable door to the rear patio garden.

## FIRST FLOOR LANDING

6'10 x 2'11 (2.08m x 0.89m)

There is a small double-glazed timber window to the rear aspect and a built-in cupboard at the base of the stairs to the second floor and spotlights to the ceiling. Doors lead to bedroom two and the shower room.

## BEDROOM TWO

13'0 x 10'2 (3.96m x 3.10m)

This double room has a built-in storage cupboard and separate built-in drawers, a double-glazed timber sash window to the front aspect, a Victorian-style radiator, spotlights and surround sound speakers to the ceiling.

## SHOWER ROOM

8'7 x 6'8 (2.62m x 2.03m)

The suite in this fully tiled room comprises a large walk-in shower, a WC, and a pedestal wash basin. There is a heated towel rail and double-glazed timber window with privacy glazing to the rear aspect and with a built-in storage cupboard below, spotlights and a surround sound speaker to the ceiling.

## BEDROOM ONE

20'0 x 12'10 (6.10m x 3.91m)

This second-floor space with an apex ceiling and exposed beams has dual-aspect timber sash windows and a Velux window to give plenty of natural light. There is a walk-in wardrobe, a second storage cupboard, and a central ceiling light.

## EXTERNALLY

To the front is gated access to the enclosed paved patio, and to the rear is a private paved patio with gated access to Back Lane.

## SERVICES

Electricity, gas central heating, mains water and mains drainage.

## ADDITIONAL INFORMATION

**PARKING** - There is no dedicated parking at this property.

**LOCATION** - Located within the conservation area.

This property is in an area affected by Storm Desmond in 2015 prior to the present vendor's ownership and has slot in flood barriers at the front and rear doors and flood airbricks fitted.

At this time the property is currently classed as a business for rates, however our vendor is in the process of changing this to residential rates. As its classed as business at this time, there is an excess of £5,000 for flood cover, which we would suggest any interested party looks into this before they made an offer

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>

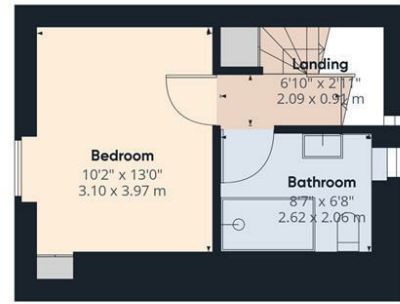
Flood risk - <https://flood-map-for-planning.service.gov.uk/>

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

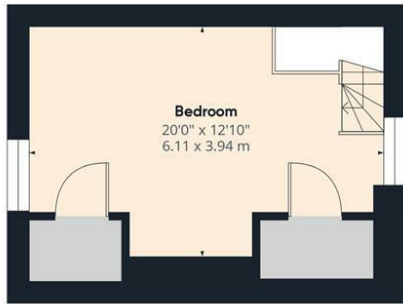




Ground Floor



Floor 1



Floor 2

### DIRECTIONS

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 - Business Rates Paid - Westmorland & Furness Council

EPC - Current 47 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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