



High Fellside, Kendal

, LA9 4JG

£260,000



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# High Fellside, Kendal

## DESCRIPTION

Sit elevated above the town centre is High Fellside, offering superb views over the town centre, private covered parking and use of the shared grounds. This freehold property is ideal for those looking for a secure property within a characterful building within short walk of Kendal's main high street.

This former school house was converted into residential living in the 1990's and is set within the heart of Kendal's historical conservation area. The accommodation is spacious, light and airy throughout, spaced across five floors offering stunning views across Kendal, there are generous living areas, and a private balcony to enjoy the impressive views over the roof tops of Kendal town, towards Benson Knott and the South Lakeland fells.

The property benefits from double glazing and gas combination central heating, contact Hunters Kendal to book a viewing.



# ROOMS

## Ground Floor

### Bedroom two

10'5" x 8'4"

Neutral room with fitted wardrobes, large windows, pendant lighting and wooden flooring.

### W.C

Tiled flooring and half walling. Neutral painted upper walls and ceiling mounted lighting. W/C and hand basin.

## Lower Ground Floor

### Kitchen dining room

13'6" x 10'4"

Neutral décor, tiled flooring, shaker style fitted units with wooden worktops, tiled splash-backs, integrated microwave oven/grill, electric hob and extractor fan. Inbuilt fridge freezer and space/ plumbing for washing machine and a storage cupboard. Ideally sized to have a dining table and chairs. French doors accessing the private balcony offering views over Kendal town.

## First Floor

### Living room

13'6" x 10'5"

focal fire place, beige décor with coving, pendant lighting and solid wooden floors. Large front facing windows with superb views.

## Second floor

### Shower room

10'4" x 6'6"

Upgraded shower room with a newly fitted walk-in tiled shower cubicle, half tiled walls, W.C and vanity hand basin. Ceiling mounted lighting and vinyl flooring.

## Third floor

## Bedroom one

13'6" x 10'3"

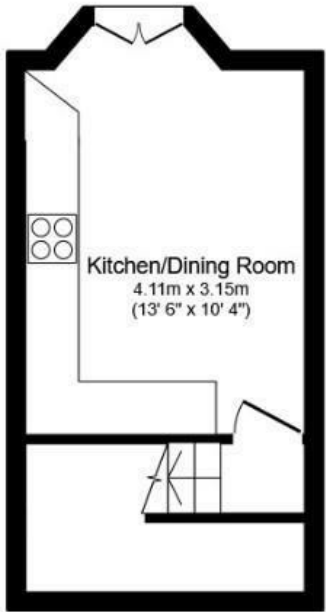
Modern grey décor and neutral carpets, pendant lighting, attic access and over stair storage. Superb views looking over the roof tops of Kendal.

## Property information

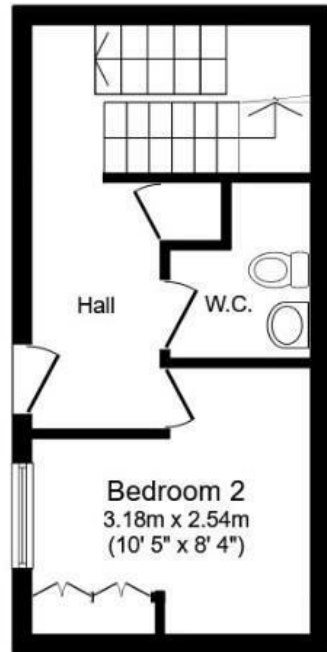
Please note that parking is for one vehicle with an additional visitor permit. As per 2023 rates there is a small contribution of £25 per year to cover maintenance of the communal areas and grounds and holiday letting the property is prohibited, along with any business use.



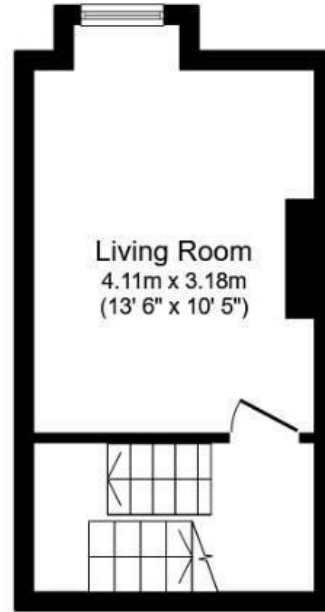




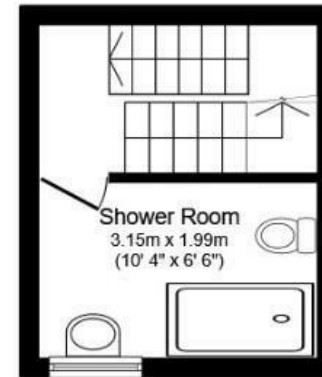
**Lower Ground Floor**



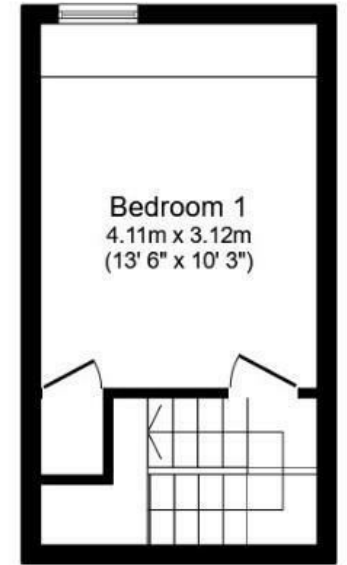
**Ground Floor**



**First Floor**



**Second Floor**

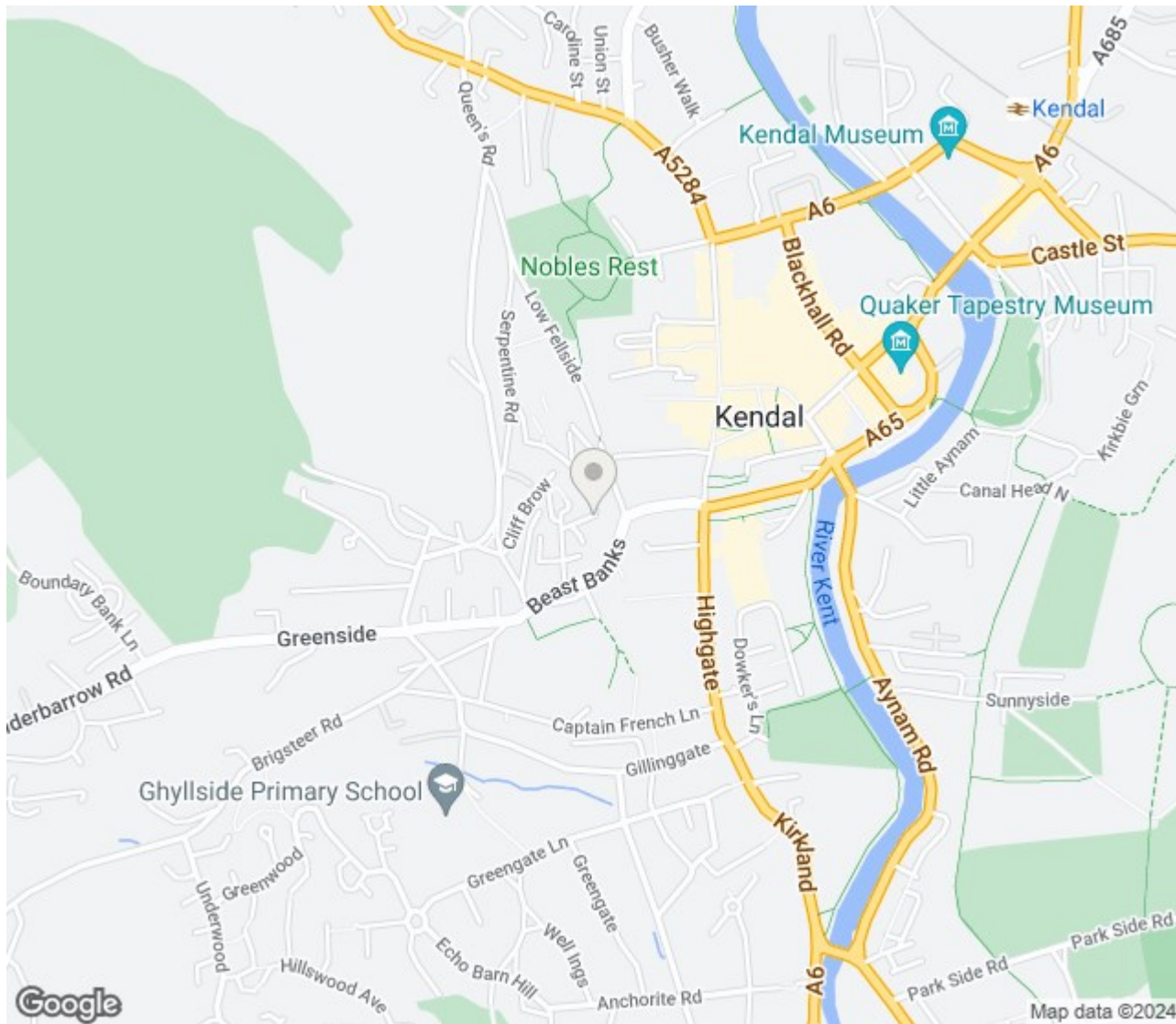


**Third Floor**









## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**86 Highgate, Kendal, LA9 4HE | 01539 816399 | kendal@hunters.com**











These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.