



Mount Pleasant

Kendal, LA9 4JS

Offers Over £695,000



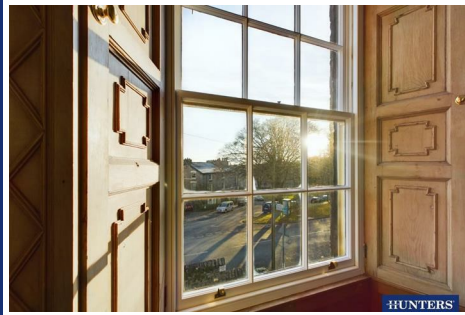
- Detached 8 Bedroom Georgian House
- Building Comprises of Two Separate 4-Bed Apartments
- Apt 1a can Provide Second Income
- Alternatively Holiday Let Income
- Most Bedrooms are Ensuite

- Great Location, Greenside in Kendal
- Apt 1 Available with Vacant Possession
- Could be Suitable for Intergenerational Living
- Many Original and Period Features
- Council Tax Band B & C

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Mount Pleasant House is an impressive Georgian Property located in Greenside, one of Kendal's most desirable addresses. Originally built as one house, the property was separated into two grand apartments some years ago and each have had a great deal of investment to keep them in good condition and helping to maintain and restore many of the original Georgian features.

The property is ideally suited to buyers seeking a quality, spacious home that also comes with an income, living in one part of the building and letting out the other. Alternatively, it could be suited to intergenerational living, perhaps with extended families taking residency in their own private apartment alongside the main home. The larger apartment, Apt 1, has been let out most recently for £1,450 while Apt. 1A has been achieving in the region of £1,150pcm, but both could do better in a rising rental market. Alternatively, with the four rooms in Apt 1A all being ensuite, there is scope for generating more income by Airbnb or HMO.

Apartment 1 is arranged over two floors, ground and lower level. On the ground level you will find a large lounge, huge kitchen/diner, a WC and shower room and depending on your lifestyle needs, a second reception or a bedroom. Heading downstairs you will find three ensuite bedrooms and a laundry room. There is parking out the front for two vehicles (four including 1A's allocation) and a spacious Courtyard Garden to the side. There are ornate skirtings and architraves and shuttered windows within the property, and all the room sizes are generous.

Apartment 1A is accessed from the back of the building and from the ground floor entrance there is a flight of stairs rising to the first floor living accommodation. Here you will find a living room, an office, the kitchen and a large ensuite bedroom. Ascending the stairs to the second floor you find three more bedrooms and two further bathrooms. This apartment has two of the parking spaces to the front.

APARTMENT 1

Apartment 1 is accessed from the stone steps leading up to the front of the house. The accommodation is spread over the ground and LOWER levels. Highlights include a wonderful vaulted ceiling kitchen/diner and grand sized rooms on the ground floor, and then in the basement each of the three bedrooms are ensuite. Outside there is parking to the front of the house and a good sized Courtyard garden to the side.

GROUND FLOOR

With accommodation including the living room, kitchen/diner, bedroom one, and a shower room.

Entrance Hall

9'0" x 2'6" (2.75m x 0.77m)

Living Room

24'4" x 11'9" (7.44m x 3.60m)

Kitchen

23'5" x 11'9" (7.15m x 3.60m)

Bedroom One

23'7" x 8'11" (7.21 x 2.74m)

Shower Room

6'0" x 4'7" (1.84m x 1.41m)

LOWER LEVEL

Accessed from the stairs descending from the hallway and providing access to all the lower level bedrooms.

Bedroom Two

10'11" x 10'10" (3.34m x 3.31m)

Ensuite, Bed Two

7'1" x 2'11" (2.16m x 0.91m)

Bedroom Three

11'3" x 10'9" (3.45m x 3.30m)

Ensuite, Bed Three

7'6" x 3'1" (2.30m x 0.94m)

Bedroom Four

11'8" x 8'0" (3.57m x 2.45m)

Ensuite, Bedroom Four

9'10" x 3'6" (3.00m x 1.09m)

Utility

10'9" x 7'10" (3.30m x 2.41m)

APARTMENT 1A

This is the smaller of the two apartments, and with the benefit of having four bedrooms and multiple ensuites. Currently with a sitting tenant on a Shorthold Assured Tenancy Agreement. This is an ideal income generator whilst the new owner resides in the main apartment. Alternatively, it be used for intergenerational living, a 'granny annexe', or even for short-term holiday lets.

SECOND FLOOR

This is accessed from stairs rising from the ground floor level.

Landing 1a

Lounge 1a

11'9" x 12'0" (3.58m x 3.66m)

Kitchen 1a

8'8" x 11'11" (2.64m x 3.63m)

Office / Dining room 1a

8'11" x 11'11" (2.72m x 3.63m)

Bedroom One 1a

16'1" x 8'6" (4.90m x 2.59m)

En-suite 1a

8'0" x 3'1" (2.44m x 0.94m)

THIRD FLOOR

Accessed via the stairs rising from the second floor.

Bedroom Two 1a

9'3" x 17'4" (2.82m x 5.28m)

En-suite 1a

9'0" x 6'5" (2.74m x 1.96m)

Bedroom Three 1a

9'4" x 11'11" (2.84m x 3.63m)

Bedroom Four 1a

8'9" x 13'11" (2.67m x 4.24m)

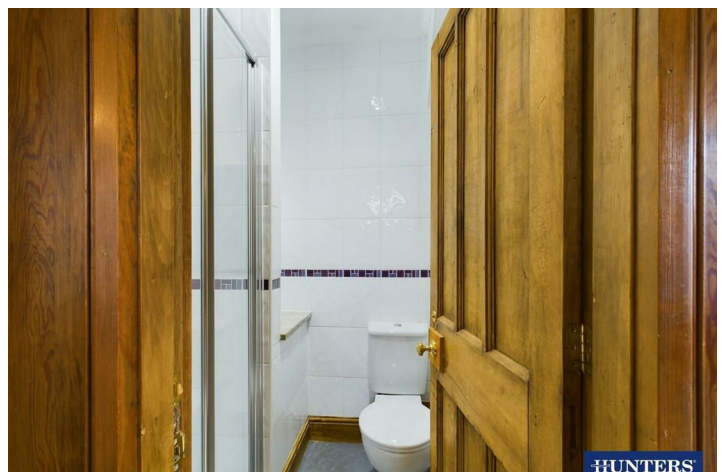
Shower room / Utility room 1a

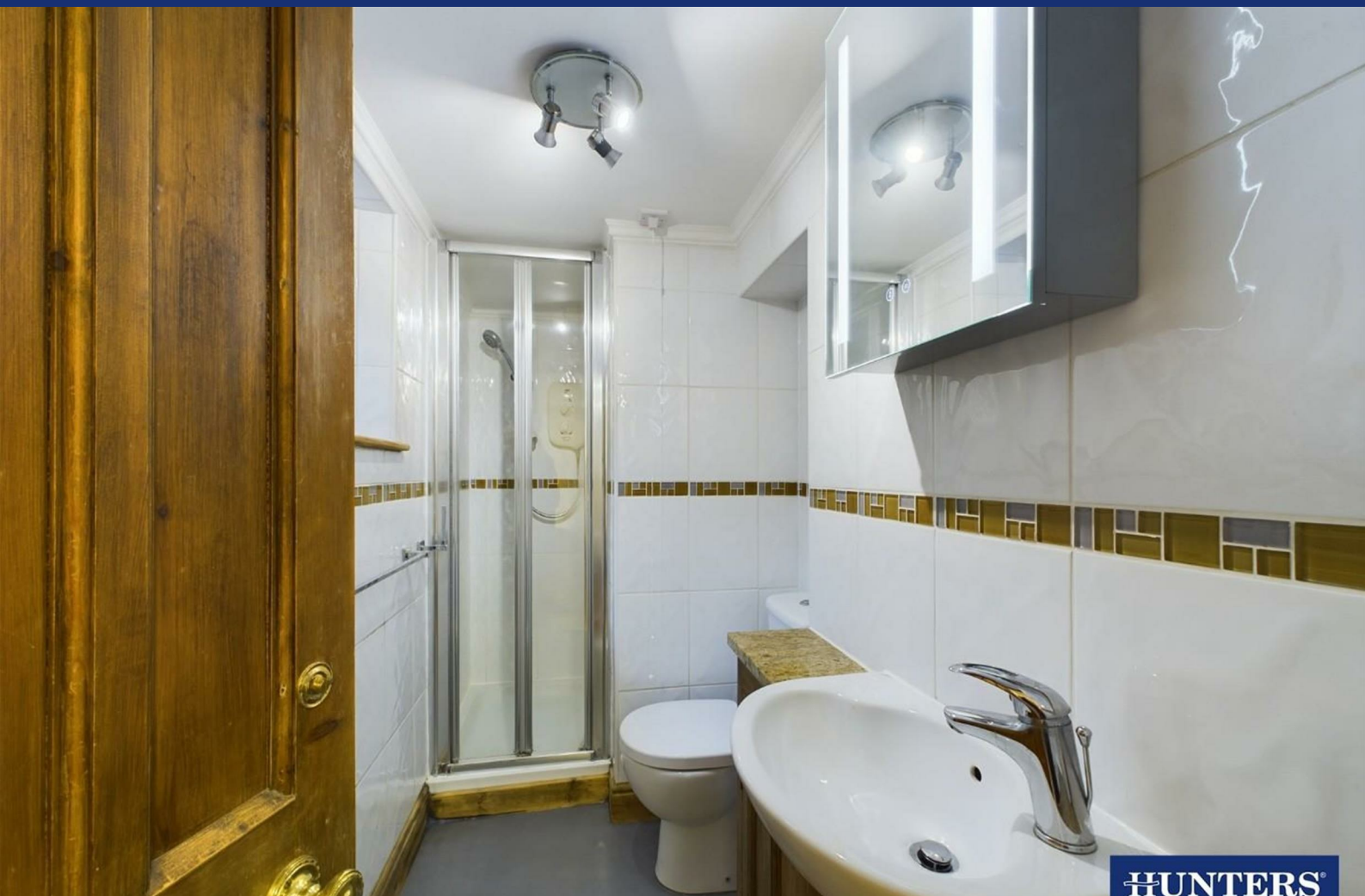
8'8" x 5'4" (2.64m x 1.63m)

Outside

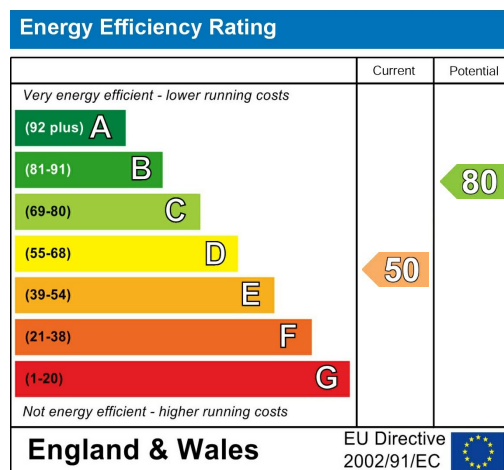
Floorplan







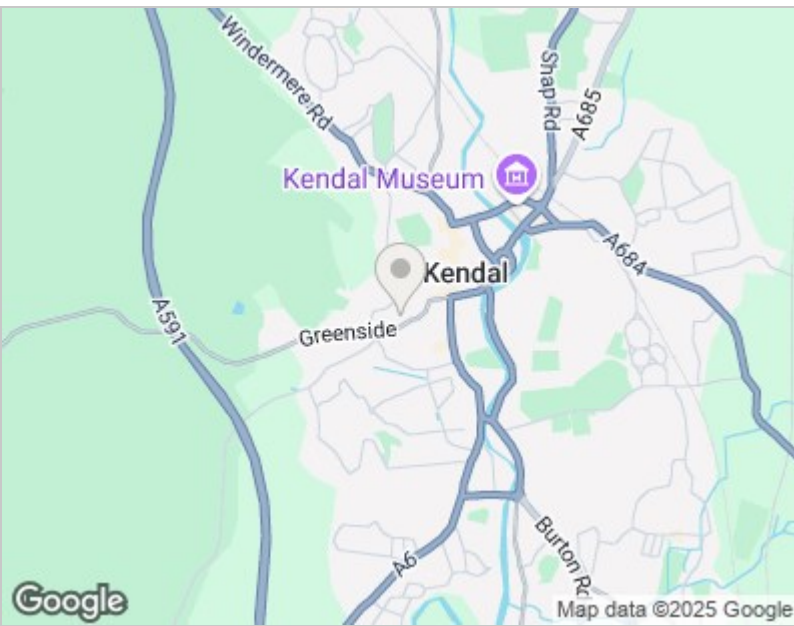
Energy Efficiency Graph



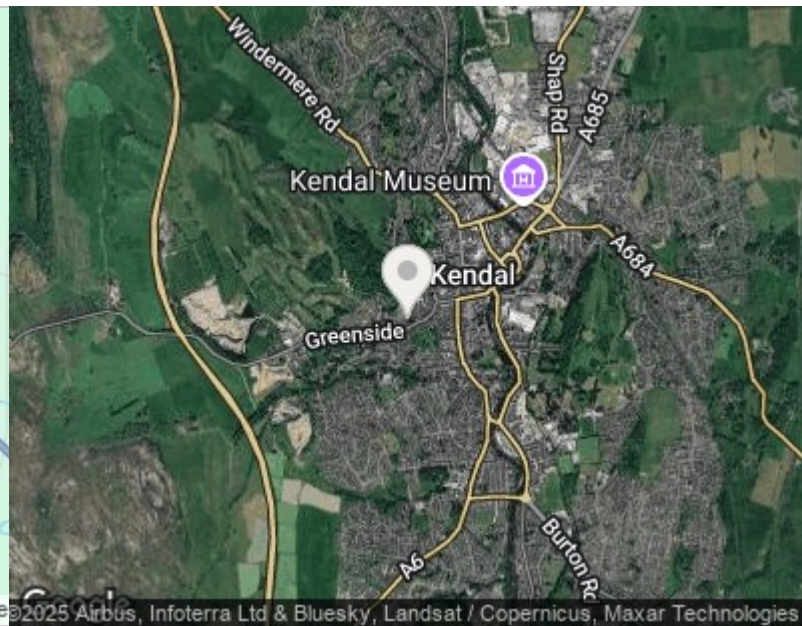
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. 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.

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