



11 Church Walk, Kendal – LA9 5AG

Cumbria

Guide Price £440,000

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# 11 Church Walk

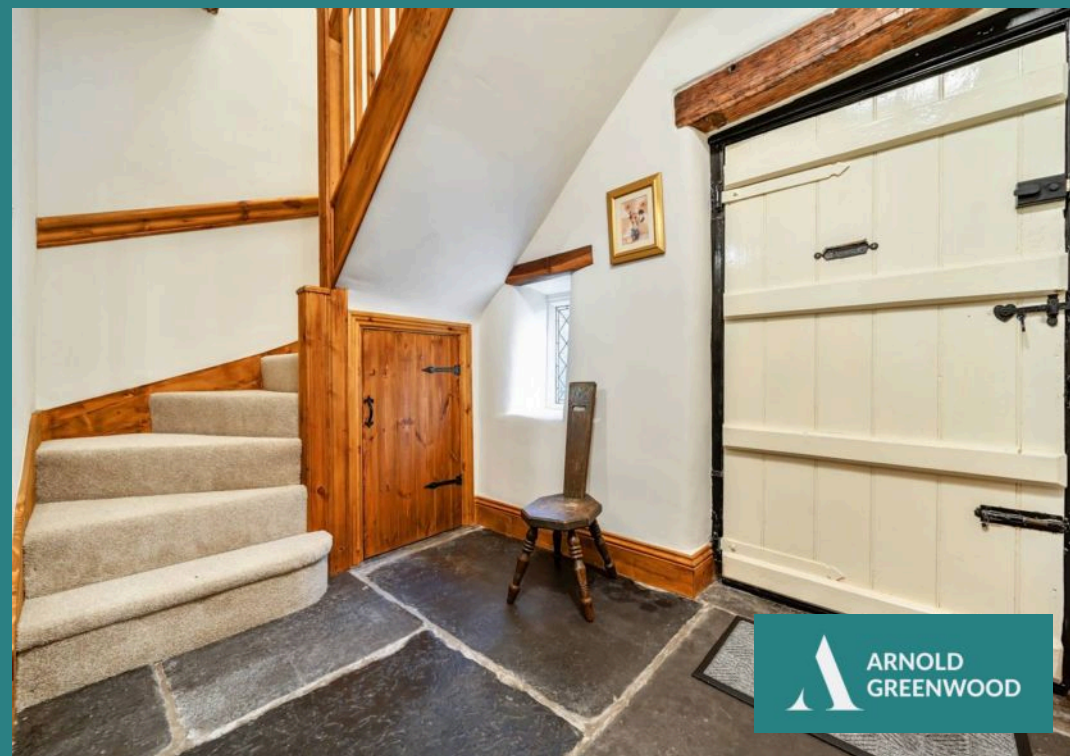
Kendal, Cumbria

Church Walk, known locally as "The Old Grammar School," stands as one of Kendal's most significant historic buildings, recognised by Kendal's Civic Society and currently Grade II listed. Dating back to 1588, this remarkable three-bedroom semi-detached house has been lovingly restored by the current owner, a local builder, over the past two years. The restoration has been carried out in close consultation with the local council's controlled compliance team, ensuring that the building's unique heritage is preserved. Many original features have been uncovered and retained, including striking mullioned window frames, exposed beams, and intricate carvings, which together create an atmosphere of timeless character. The spacious living room, with its charming dining area and focal fireplace, offers a welcoming space for relaxation and entertaining. The bespoke fitted kitchen breakfast room is thoughtfully designed, blending modern convenience with traditional style, and there is a ground floor W.C, as well as the well-appointed traditional yet modern family bathroom suite. The property, originally divided into two dwellings in the late 1800s, now offers three generous double bedrooms, all beautifully presented. Positioned in the heart of Kendal's town centre, this home provides immediate access to the vibrant market town's array of shops, services, and amenities, while enjoying a picturesque outlook over the gardens towards Kendal's Parish Church.

- Church Walk known as "The Old Grammar School" dates back to 1588
- Beautifully positioned overlooking the gardens of Kendal's Parish Church









This exceptional home combines the best of historic architecture with modern living, offering a rare opportunity to own a piece of Kendal's rich heritage in a truly enviable location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

### **Living / Dining Room**

19' 11" x 17' 6" (6.07m x 5.33m)

### **Kitchen / Breakfast Room**

13' 2" x 11' 3" (4.01m x 3.43m)

Integrated appliances fridge, freezer, dishwasher .Provision for integrated washer or washer/dryer and Stove 7 burner dual fuel oven

### **W.C**

6' 7" x 3' 1" (2.01m x 0.94m)

### **Bedroom One**

17' 2" x 10' 9" (5.23m x 3.28m)

### **Bedroom Two**

18' 3" x 8' 3" (5.56m x 2.52m)

### **Bedroom Three**

18' 3" x 8' 10" (5.56m x 2.69m)

### **Bathroom**

8' 4" x 7' 4" (2.54m x 2.24m)













## FRONT GARDEN

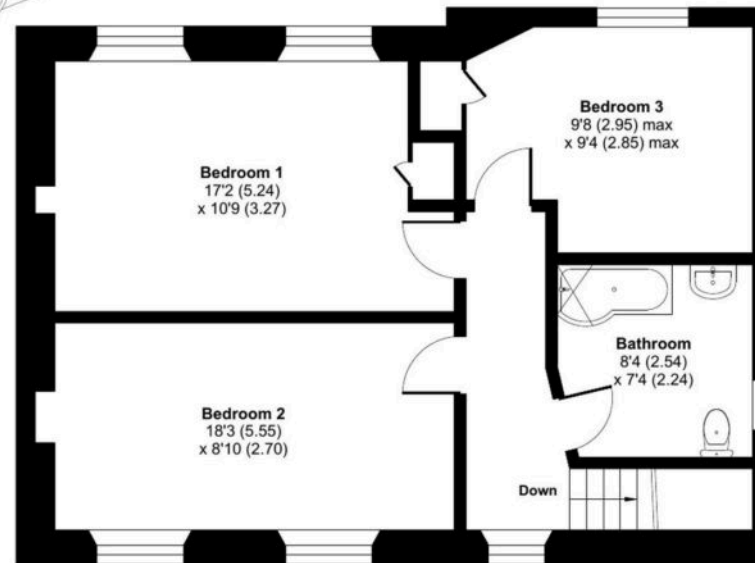
Outside, the property is approached via a paved pathway leading up to the decorative porch to the front with pierced carved brackets with dates carved of 1592 date of original completion of the building, 1891 date of conversion to two properties, this is listed on Historical England's website. Bordered by a neatly maintained lawn with a beautifully restored drystone wall the front garden features the unique addition of a disused water well, adding further historic charm to the setting. To the rear, a private paved and walled terrace provides an ideal spot for alfresco dining or quiet relaxation, with direct access from the kitchen. This outdoor space benefits from extended open access and full use of the tranquil gardens of Kendal's Parish Church, offering a serene and leafy outlook. Residential parking is available upon request to the council.



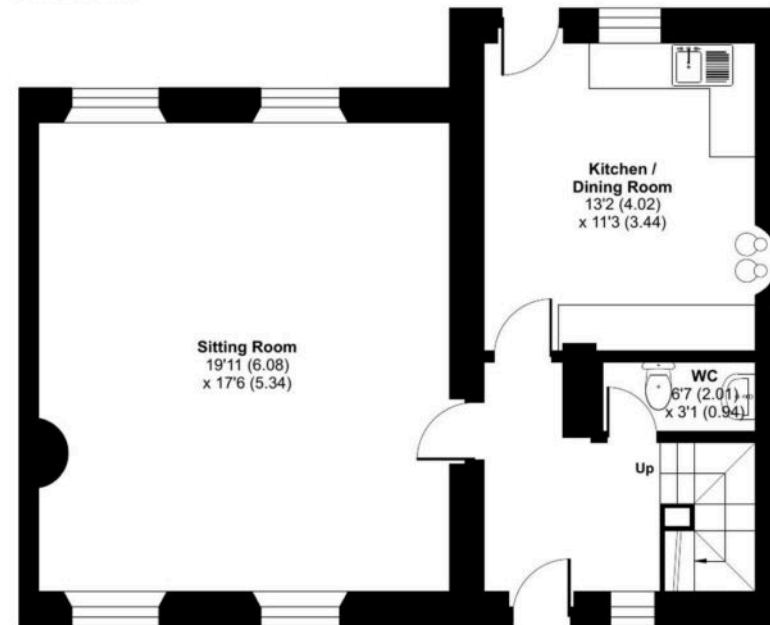
# Church Walk, Kendal, LA9

Approximate Area = 1281 sq ft / 119 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





## Arnold Greenwood Estate Agents

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