

# Kendal

## £265,000

12 Old Lound, Kendal, Cumbria , LA9 7EH

Situated on the southern fringes of Kendal, this charming stone-built cottage combines traditional character with a surprisingly versatile layout. Forming part of a historic terrace, the property enjoys a wealth of original features alongside the convenience of local amenities, with Kendal town centre, the riverside and the historic ruins of Kendal Castle all within easy reach.

### Quick Overview

- Charming stone built cottage
- Two bedrooms
- Detached Studio
- Spacious living/ dining room
- Contemporary shower Room
- Wood burning stove
- Convenient location
- Gas central heating
- Ultrafast broadband available
- Off road parking

2 | 1 | 1 | C | *Ultrafast Broadband Available* | *Off road parking*

Property Reference: K7397



Living Room



Office Area



Kitchen



Bedroom One

On entering the property, you are welcomed into a cosy yet spacious living room, rich in character with exposed beams, stonework and a woodburning stove. There is ample space for formal dining, together with a snug nook currently utilised as a workstation. The kitchen lies to the rear and is fitted with a range of wall and base units, slate worktops and tiled splashbacks, alongside a gas hob, electric oven and integrated dishwasher. A stable door leads out to the covered courtyard.

Stairs rise from the main living area to the first floor, where the landing benefits from a sun tunnel and useful storage. The principal bedroom is a comfortable double and overlooks the front garden and featuring an exposed beam, whilst the second bedroom is a single, faces the rear and incorporates built-in wardrobes.

Completing the accommodation is a modern shower room fitted with a large shower enclosure, vanity wash basin and WC, together with part-tiled walls and a heated towel rail.

To the front, a pretty cottage-style garden features a central lawn, planted borders and established shrubs. The rear courtyard has been enhanced by a timber-framed glazed canopy, creating a sheltered seating area ideal for enjoying the outdoors whatever the weather. A shared access path leads to the property's parking space at the rear.

The detached studio provides a valuable extension of the living accommodation, offering a flexible space for home working, hobbies or creative pursuits. Wooden flooring and a Velux rooflight feature within the space, which also benefits from overhead storage, plumbing for a washing machine and a separate cloakroom. A cloakroom fitted with a WC and vanity wash basin completes the space.

Combining traditional charm with practical modern living, this delightful two-bedroom cottage offers far more than first meets the eye. The characterful interiors, sheltered courtyard and detached studio provide a home with both personality and flexibility, whilst the front garden and off-road parking add further appeal. Ideally placed for enjoying Kendal's amenities, riverside walks and surrounding countryside, the property would make an appealing home for first-time buyers, professionals or those seeking a characterful property with additional space to work from home. The property also benefits from double glazing throughout.

Accomodation with approximate dimensions

Living Room: 18' 9" x 10' 10" (5.74m x 3.32m)

Kitchen: 11' 9" x 6' 9" (3.60m x 2.06m)

First Floor

Bedroom One: 9' 10" x 11' 5" (3.00m x 3.49m)

Bedroom Two: 12' 9" x 6' 10" (3.89m x 2.09m)

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House Shower Room

Detached Studio: 13' 6" x 8' 4" (4.13m x 2.55m)

Proeprty Information

Parking: Off road parking

Tenure: Freehold

Services: Mains gas, mains electricity, mains water and mains drainage.

Council Tax: Westmorland and Furness Council tax band: B

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///lines.spring.jeeps

Leaving Kendal town centre via Aynam Road, continue onto Lound Road and proceed straight ahead at the traffic lights. Take the second turning on the left into Garden Road. The property can be accessed by turning right onto Old Lound and is situated towards the end of the terrace.

Anti-Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Two



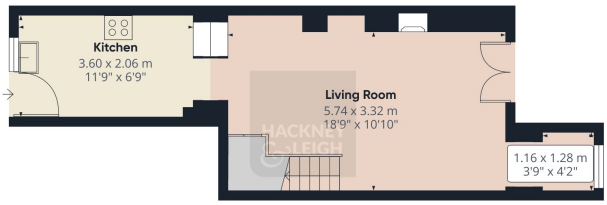
House Shower Room



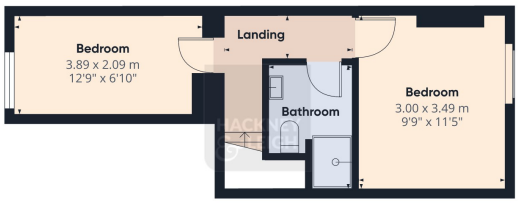
Rear Yard



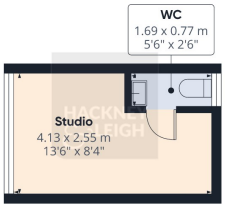
Studio/Outhouse




**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

66.5 m²

716 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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