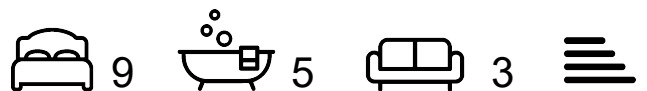




## Milnthorpe Road

Kendal, Cumbria, LA9 5QG

Offers In The Region Of £500,000



- Large Victorian Villa with an Income
- Guest House has Two Ensuite Bedrooms, Three with Shared Bathroom
- The Owners' Residence has two receptions and three bedrooms
- Parking for Several Vehicles to the Rear
- Could be Converted back to Single Household
- Comprising of Five Bed Guest House with Guest Lounge
- There is a Service Room that could be a sixth rentable room.
- Has been used for single room Airbnb, with scope to increase to 3 usable bedrooms
- Booking.com 8.7 rating, Airbnb 5.0
- Business Rates Apply

# Milnthorpe Road

Kendal, Cumbria, LA9 5QG

Offers In The Region Of £500,000



A grand Victorian Villa with an income! This is a large semi-detached property with two distinct parts, the first being the owners residency comprising of three bedrooms, one of which is ensuite, large kitchen/diner, lounge, and family bathroom. Then there is a five bedroom guest house with guest lounge, service room (could be a sixth guest room) with two of the bedrooms being ensuite, and the other three having shared bathroom facilities. All presented in excellent condition and enjoying an 8.7 'Fabulous' rating on booking.com. And if the new owner wanted to set the whole property to work as an investment, the current vendors have also utilised the owners accommodation as an 'entire' one bed lettable house via airbnb, achieving a 5.0 rating. The business has been running for several years as a bed and breakfast, and in 2019 was bought and renovated by the current owners who moved it to guesthouse (no breakfast) from 2022.

Known commercially as Sundial, the property sits in a row of large imposing villas and terraces, raised on a pedestrian promenade rising above the street level and opposite the well renowned Kendal College. With gas central heating and double glazing, the property also benefits from a car park to the rear with parking for multiple cars. There is a garage building ideal for storage (no vehicular door) and a handy outbuilding utilised as a laundry. To the front of the property there is an attractive low maintenance garden in the forecourt.

Ideally suited to buyers looking for a large house to live in whilst generating an income from the guest house. Also has potential for a larger, perhaps intergenerational family, who would seek to convert the commercial element back into a purely residential premises. Over the years, many of the villas along the row have done precisely this, creating a large statement home on the fringes of the desirable town of Kendal. To learn more about this fabulous opportunity, take the 360 tour and then book to view.

## GUEST HOUSE

Comprising of five rentable rooms, two with ensuites, three with a shared bathroom, guest lounge and a service room. Access to the building is via a secure electric keypad and it is the same for the internal bedrooms easing guest check in and access. The accommodation is spread over three floors and they all have fridges, tea and coffee making facilities and televisions.

### Entrance Hallway

Giving access to the guest lounge, an ensuite guest room, and the stairs leading to the first floor.

### Guest Lounge

A large room with a deep bay to the front elevation.

### Guest Room One & Ensuite

A double room with ensuite shower, WC and wash-hand-basin.

### First Floor Landing

The landing splits, with access to the owners residence possible via a lockable door to the rear, whilst turning to the front you find the largest of the guest rooms and a service room.

### Guest Room Two & Ensuite

A large double or family room, having a wonderful deep bay window to the front elevation. The ensuite has a shower, wash-hand basin and WC.

### Service Room

A great place to store away laundry and the day-to-day items required to run a guest house. In an unusual twist, it even has a climbing wall! The room could be set to work by creating a sixth lettable room.

### Second Floor

Providing access to three guest rooms and a shared bathroom.

### Guest Room Three, Four & Five

Located on the second floor you will find one twin room and two singles, each having in room wash-hand basins and sharing a bathroom.

### Shared Bathroom

With a shower cubicle, wash-hand basin and WC.

## OWNERS RESIDENCE

Well presented accommodation with tasteful contemporary decoration, a recently installed kitchen in a large room with dining and leisure spaces, a living room, a luxury family bathroom, and with three bedrooms including a master at the basement level with ensuite facilities.

### Kitchen/Diner & Family Room

At the heart of the accommodation is the open plan kitchen, diner and leisure room, a lovely social space in a large room full of natural light. The kitchen comprises of a range of fitted units at wall and base level and with quality Dekton work surfaces over, and integral appliances include an electric oven, ceramic hob with overhead extractor, a fridge, dishwasher and inset stainless steel sink and drainer.

Moving onto the dining area, there is plenty of space for a family sized dining table and chairs. At the far end of the room you will find space for a sofa and chairs with the central feature being the large solid fuel burner that sits in a recess in the chimney. An internal door then leads into the lounge.

### Lounge

A quiet room away from the buzz of the adjoining living space, great for use as TV room, games room, or just a peaceful place in which to relax.

### Master Bedroom & Ensuite

The master bedroom is to be found at basement level, and this large double room has natural light shining through from a side window. With built-in storage and shelving. There are ensuite facilities with a Japanese WC and wash-hand basin.

### Bedroom Two

Climbing the stairs rising from the kitchen/diner area, you come to a landing which provides access to two bedrooms and a family bathroom. Bedroom two is a larger single room, though capable for use a small double.

### Bedroom Three

With built-in bunk beds.

### Family Bathroom

A beautiful shower room with a touch of luxury, with marble tiled elevations and a tiled floor, the suite comprises of a black framed shower cubicle with thermostatic shower valve, a counter-top wash-hand basin, and a WC.

### Outside

To the front of the house is a low maintenance forecourt garden, with attractive mature shrubs and a place to sit.

### Car Park

To the rear is a carpark capable of parking multiple vehicles, and should you chose to convert the house back to residential, there is plenty of space to create a private garden.








### Large Store Building

Of garage proportions but lacking a vehicular access door, this is a great space for storing away outdoor items.

### Outbuilding

Adjacent to the owners accommodation is a brick built store housing a laundry room and store housing a tall freezer.

# Floorplan

 <p>Floor -1 Building 1</p>	 <p>Ground Floor Building 1</p>	 <p>HERE TO GET YOU THERE</p> <p><b>Approximate total area<sup>(1)</sup></b></p> <p>2405 ft<sup>2</sup> 223.4 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>2 ft<sup>2</sup> 0.2 m<sup>2</sup></p> <p>(1) Excluding balconies and terraces.</p> <p>Reduced headroom ----- Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p>GIRAFFE360</p>
 <p>Floor 1 Building 1</p>	 <p>Floor 2 Building 1</p>	
		





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## 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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