HACKNEY & LEIGH

Kendal

£100,000

2 Pembroke Cottage, Yard 28 Kirkland, Kendal, Cumbria, LA9 5AD

Nestled within one of Kendal's historic yards just off Kirkland, 2 Pembroke Cottage is a unique one-bedroom flat that presents an exceptional opportunity in the very heart of the town. Full of character and offering a generous plot of land to the rear, the property combines period features with exciting potential, making it an ideal prospect for those seeking an investment project or a characterful property, close to the gateway of the Lake District.

Quick Overview

- One bedroom apartment
- Generous plot of land to the rear
- Great opportunity for investor buyers
- Town centre location
- Characterful features throughout
- Exciting opportunity for development
- Private ground floor storage space
- Ultrafast broadband available

Property Reference: K7241

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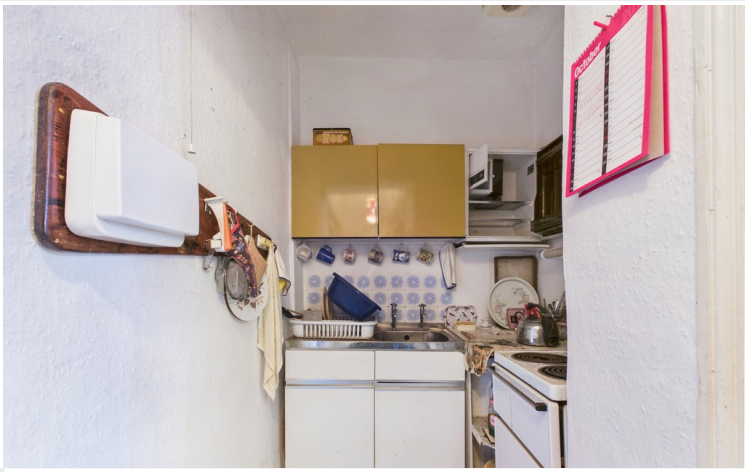
Living Room



Kitchen

Bedroom

Bedroom

Upon entering the apartment, a cloakroom comprising a WC and pedestal wash hand basin is situated immediately to the right. Moving forward, you step into the main living room where traditional timber sash windows with wooden side panels flood the space with natural light while providing a rear aspect over the garden beyond. The room is rich in character, with a traditional open fire forming the focal point, complete with a stone hearth, mantle and surround.

Tucked away to one side of the living space is a well-appointed kitchen area fitted with a range of wall and base units, an inset sink with drainer and space for a freestanding cooker.

The double bedroom continues the home's period charm, featuring an attractive fireplace with decorative tiled surround and another traditional timber sash window overlooking the rear garden; the room is also fitted with a pedestal wash hand basin. Behind a sliding door from the bedroom is the shower room, fitted with a freestanding shower cubicle and a useful recessed storage cupboard.

Beneath the apartment is a private ground floor store, offering direct access to the rear garden. This fascinating space feels like a step back in time and includes an original inglenook fireplace, providing a unique and characterful feature rarely found in properties of this type.

Outside, the property benefits from a generous rear garden plot – a rare find in such a central location, offering excellent potential for further enhancement.

Perfectly positioned within the historic market town of Kendal, the property is ideally suited as a holiday home, an Airbnb investment or a first residence. With the amenities of the town on the doorstep and the spectacular landscapes of the Lake District just a short drive away, 2 Pembroke Cottage offers both charm and opportunity in equal measure.

Accommodation with approximate dimensions
Entrance Porch

Cloakroom

Living Room
11' 10" x 12' 4" (3.63m x 3.76m)

Kitchen:
2' 11" x 8' 11" (0.89m x 2.74m)

Bedroom:

9' 10" x 10' 11" (3.00m x 3.35m)

Shower Room:

Ground Floor Store:
15' 1" x 13' 6" (4.61m x 4.13m)

Property Information:

Tenure: Freehold

Services: Mains water, mains electricity and mains drainage.

Council Tax: Westmorland and Furness Council Tax Band: A

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 ///limp.offer.cheeks

Pembroke Cottage is situated on Kirkland close to the Town Centre. On entering Kendal from the south, proceed down Kirkland and past Pete Bland Sport Shop. Take a left turn down yard 28 and 2 Pembroke cottage can be found up the flight of stairs and is the first door on the right.

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).

Agent Note: Please note this property is held under two separate titles, one of which is registered as a possessory title.

Please contact the office for further details.

Shower Room

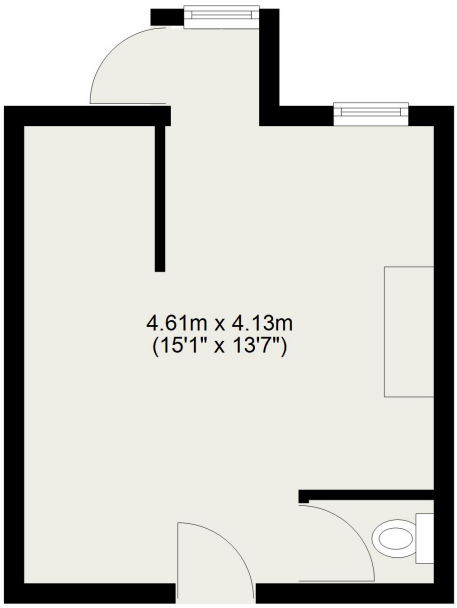
Ground Floor Store

Rear Garden

Rear Garden

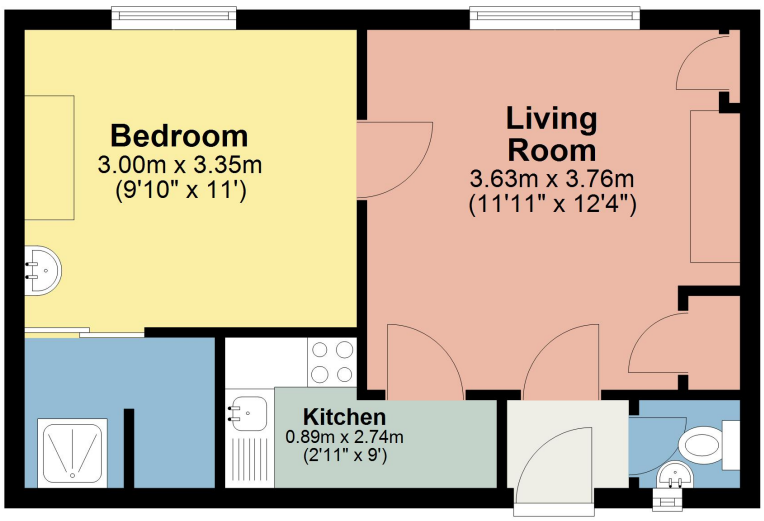
Ground Floor

Approx. 19.9 sq. metres (214.3 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.5 sq. feet)



Total area: approx. 53.2 sq. metres (572.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

2 Pembroke Cottage, Yard 28 Kirkland, Kendal

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