

21 Church Terrace, Kendal – LA9 4PR

Kendal

Guide Price £220,000

21 Church Terrace

Kendal, Cumbria

Nestled within the charming surroundings of a conservation area with far-reaching views towards the picturesque Whinfell, this quaint mid-terraced cottage offers a unique blend of character and modern convenience.

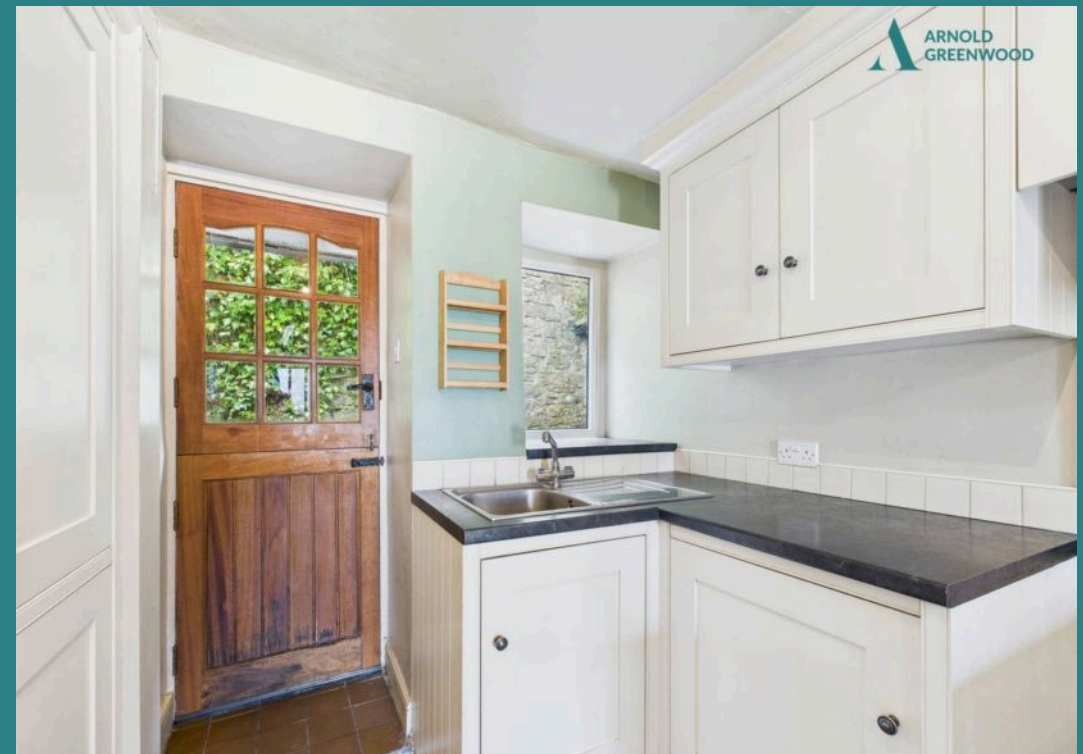
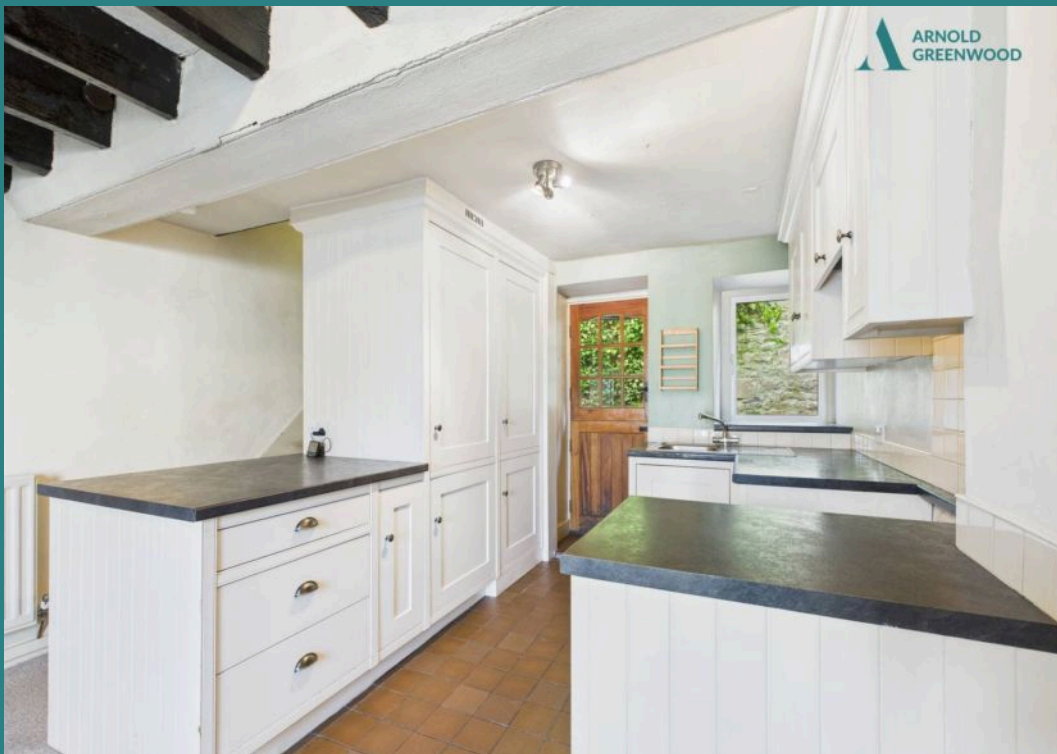
Step inside this delightful two-bedroom property to discover a welcoming ambience with an open-plan living space. The ground floor is dedicated to the communal areas, creating a fluid and sociable setting for every-day living. The well-appointed kitchen area overlooks the living room, making it perfect for entertaining guests.

Ascending the staircase to the first floor reveals a bathroom and a room that is currently used as a bedroom but can also be a lounge with an open fire and views over Kendal. The second floor provides a further bedroom plus an additional room which serves as an occasional bedroom, dressing room, or office, providing flexibility and functionality to suit various lifestyle needs.

Throughout the property, period features add a touch of character and charm, creating a warm and inviting atmosphere throughout. Outside, the property boasts an open front garden with incredible views.

In summary, this enchanting property provides a rare opportunity to own a piece of history while enjoying the comforts of modern living. With its blend of traditional charm, contemporary design, and idyllic surroundings, this cottage is a true gem waiting to be discovered.





Open plan kitchen/dining/lounge

The kitchen area has a range of fitted storage units with a complementary worktop, one of which houses the Worcester boiler. It comprises a stainless steel sink with a mixer tap looking out to the rear, space to put an upright fridge/freezer, space & plumbing for a washing machine & a freestanding cooker. The lounge and dining area have a window to the front with fabulous views, stairs rise to the first floor.

Landing

Doors open to bedroom one, the bathroom, a storage cupboard, and stairs rise to the second floor landing.

Bedroom One

Currently used as a bedroom but could also be a lounge with an open fire and views across Kendal towards Whinfell.

Bathroom

The bathroom open stone work, the suite comprises a W.C., a wash hand basin, a Triton electric shower over a bath, a cupboard housing the hot water cylinder, and a window to the rear.

Second Floor Landing

Doors open to bedroom two & bedroom three.

Bedroom Two

A generous sized room with some built-in storage units and rooftop views across the town & out towards Benson Knott.

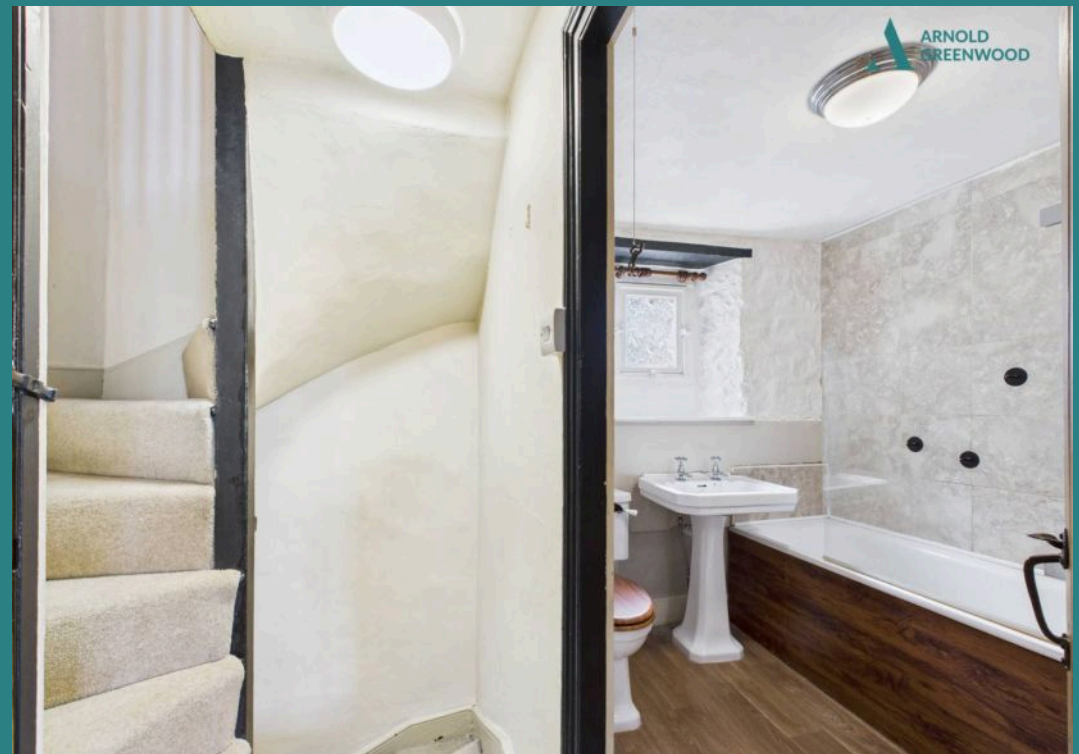
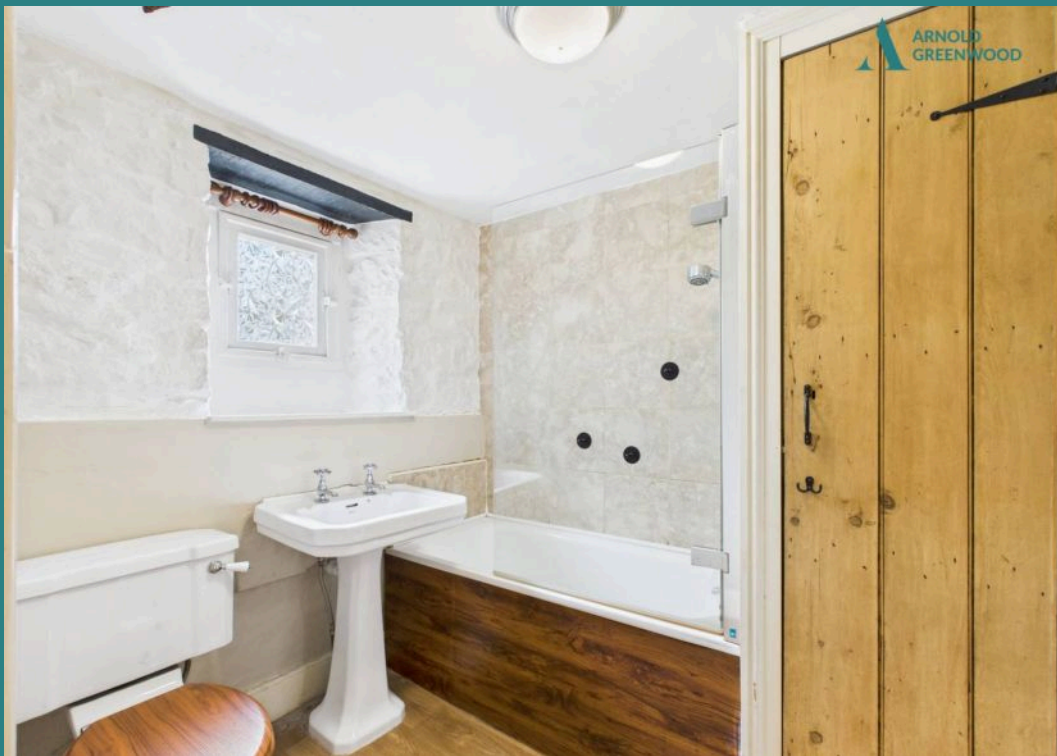
Bedroom Three/Office/Dressing Room

A single room which could be used as an office study, a dressing room or a small bedroom.









Yard

Yard area to the rear with a shored storage shed.

Front Garden

Open garden area with lovely views.

Energy efficiency Rating: D





Ground Floor



Floor 1

Approximate total area⁽¹⁾

533.89 ft²

49.6 m²

Reduced headroom

2.35 ft²

0.22 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 2



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate – LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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