



32 MARKET PLACE, KENDAL, CUMBRIA, LA9 4TN
£350,000

MILNE MOSER
SALES + LETTINGS

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OVERVIEW

This stunning period townhouse offers a wonderful retreat in the sunny west facing corner of Kendal's historic market place; with shops, bars and restaurants on the doorstep. Offering a versatile layout, this is an early/mid 19th Century, lovingly restored, Grade II listed property. Care and an eye for detail is evident throughout with elegant features retained including sash windows, shutters, etched glass panels and wooden floorboards. The living accommodation is over three floors - a study and studio occupy the ground floor - both of which could easily be used as bedrooms. The first floor has a relaxing lounge, a well fitted kitchen with views across to The Howgills from the unusual tripartite sash window and a central shower room. On the top floor are two double bedrooms - both with lovely views, plus a modern bathroom. The two cellar rooms offer a great space for workshop/creative projects as well as excellent storage for household items and outdoor gear and could (subject to planning) offer further potential. In summary, this is a unique townhouse, centrally located with character, charm and quirks in abundance.

ACCOMMODATION

The approach to the property is via a shared gated ginnel from Market Place. A period etched glass panel door leads into:

HALL

Setting the tone for the property, the hallway has a wide staircase leading to the first floor and attractive internal period doors. Ceiling light.





BEDROOM ONE/STUDIO

10' 5" x 8' 10" (3.18m x 2.68m)

Facing courtyards at the rear, this versatile room is currently used as a studio but could easily be used as a bedroom. There is built in shelving, wood effect flooring running through from the hallway, a ceiling light and radiator. Sash windows with secondary glazing and quirky internal window allowing light onto the cellar stairs.

BEDROOM TWO/STUDY

12' 7" x 9' 11" (3.83m x 3.02m)

Overlooking Market Place, this room is currently used as a large study and could easily be used as a bedroom. It has a built in gothic arch cupboard, a radiator and ceiling light. The sash window has shutters and privacy glass fitted.

LANDING

The staircase continues upwards with light coming from an atrium on the second floor and from a lovely feature window in the kitchen. Stripped and restored wide floorboards, a ceiling light and lovely internal doors - one of which has an etched glass pane.

LOUNGE

17' 3"/12' 6" x 10' 2"/6' 7" (5.25m/3.81m x 3.10m/2.01m)

An impressive sash window overlooking Market Place comprises original period floral motifs, coloured stained glass panes and an arched top. A working cast iron fireplace has been retained as well as a decorative ceiling arch. Stripped restored wooden floorboards, a ceiling light and a radiator.

KITCHEN DINER

15' 2" x 8' 4" (4.63m x 2.54m)

A light filled room with an unusual tripartite sash window overlooking courtyard gardens, rooftops and Kendal Castle to the side. Fitted with soft sage green shaker style base and wall units, grey speckled worktops, under unit lighting and tiled splashbacks. Gas hob with hood above, an electric oven and stainless steel one and a half bowl sink with drainer. The period cast iron fireplace is a lovely feature along with another quirky internal window looking on to the staircase. There are restored wooden floorboards, a ceiling light and vertical radiator. The boiler is housed in the corner cupboard.



SHOWER ROOM

5' 9" x 5' 10" (1.76m x 1.77m)

Fitted with a cubicle, WC and pedestal wash hand basin. There is contemporary vinyl flooring, a ceiling light, extractor and heated chrome towel rail.

SECOND FLOOR LANDING

Another light filled space due to the atrium featuring a large bespoke skylight with frosted glass and downlights. Exposed beams complement the space and access to the part boarded loft via a folding timber ladder.

BEDROOM

17' 3"/12' 6" x 10' 0"/6' 7" (5.25m/3.81m x 3.05m/2.01m)

Elevated above Market Place, the larger double bedroom has a sash window, window seat and secondary glazing. Ceiling light and a radiator.

BEDROOM

15' 2" x 8' 5" (4.63m x 2.56m)

Looking over rooftops towards Kendal Castle and hills, the second double bedroom has a ceiling light, radiator, window seat and sash window fitted with a secondary glazing unit.

BATHROOM

5' 8" x 5' 9" (1.73m x 1.75m)

A modern and stylish bathroom fitted with a bath with shower and screen, a pedestal wash hand basin and WC. Part tiled walls, a tiled floor, illuminated mirror and downlights. Chrome heated towel rail and an extractor,

BASEMENT

Cellar One 12' 5" x 14' 9" (3.77m x 4.50m)

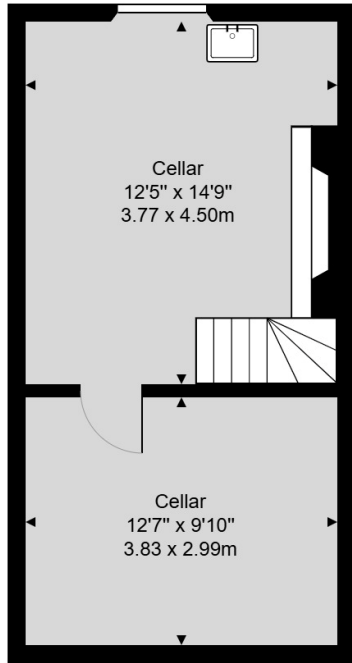
Cellar Two 12' 7" x 9' 10" (3.83m x 2.99m)

Age worn stone and wooden steps lead down into the cellar areas. The first cellar space has a flagged floor, plumbing for a washing machine and butler sink. The large range has been retained and has a makers mark of E.Winder, Lound, Kendal. There are three ceiling lights and understairs storage. The second cellar area has two ceiling lights. Power sockets throughout.

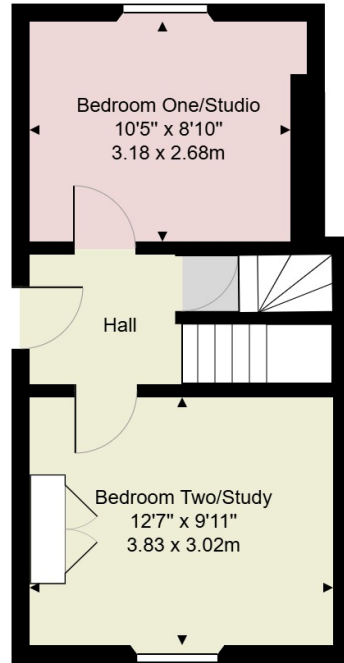




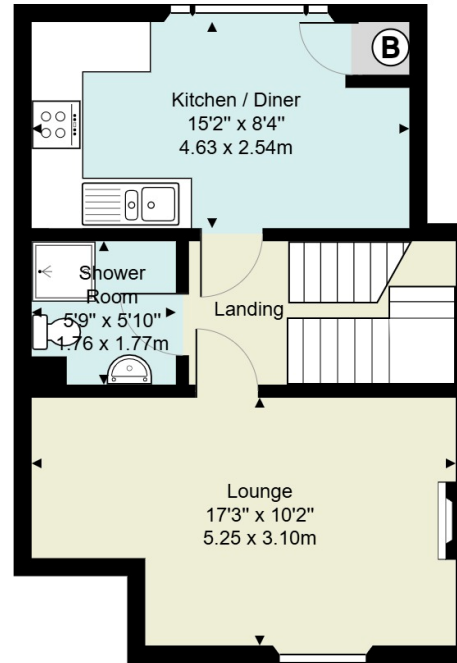




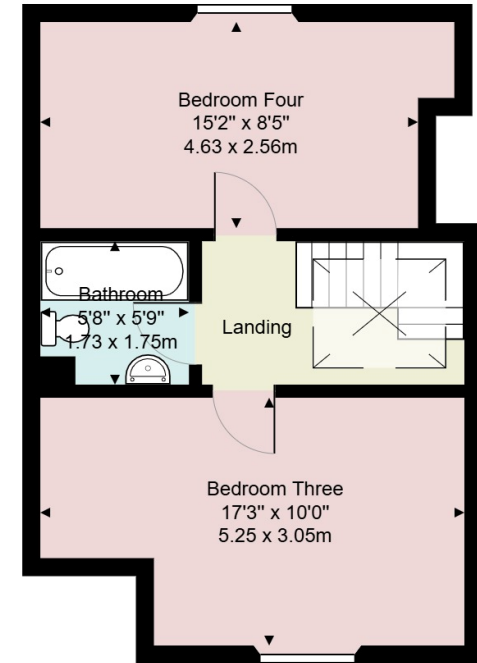
Basement



Ground Floor



1st Floor



2nd Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

DIRECTIONS

On foot from our office, proceed on Highgate towards the Town Hall and onto Stricklandgate. Turn into the Market Place and continue to the left hand corner. Number 32 is located between Cafe Nero and the dog groomers. A painted gate leads into the ginnel with the front door being to the right hand side.
what3words:///desk.noble.spider

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage
Tenure: Freehold. Property is Grade II listed and within Kendal Conservation Area
Council Tax Band: B
EPC Grading: D
To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE
Telephone. 01539 725 582
Fax. 01539 723 425
Email. kendalproperty@milnmoser.co.uk
Email. lettings@milnmoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,
Milnthorpe, Cumbria LA7 7QJ
Telephone. 015395 64600
Fax. 015395 63976
Email. milnthorpeproperty@milnmoser.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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