



MINT CAKE COTTAGE, LOW FELLSIDE, KENDAL, LA9 4NH
£530,000

MILNE MOSER
SALES + LETTINGS

- Approximately 3600 sq ft to live, work and play
- Historic Location in the Heart of Kendal with views to Fellside
- Unique, Flexible Loft Style Living
- Versatile Garage/Workshop Space Options



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GARAGE &
PARKING

OVERVIEW

Have you ever wondered about the properties that are tucked away down Kendal's many Yards? Be prepared to be surprised, perhaps amazed, but certainly impressed by Mint Cake Cottage - a former printworks converted into a unique and impressive property of approximately 3600 sq ft where you can live, work and play. The accommodation is spread over two floors with the lower ground floor being self-contained. With wonderful large open plan living spaces, generous bedrooms, high quality bathrooms and a vast workshop/garage with natural light from sun tunnels. A car port with space for parking 2-3 cars the property also boasts a lushly planted private courtyard garden and large west facing balcony on the first floor.

This extremely versatile property can either be a substantial family home or for multi-generational living by utilising the self-contained ground floor. The ground floor can also be the perfect self-sufficient retreat for guests or older children or even a holiday/rental opportunity. This one-off property must be viewed to be fully appreciated.

Set back from Highgate, Kendal's main street, on Low Fellside, the location is ideal for the town centre restaurants and cafes, bars and shops. The Brewery Arts Centre, riverside walks and cultural trails are all within easy reach.

FIRST FLOOR

Approaching from the yard, the property sits well between two traditional stone buildings, however there are no clues to the





size of the accommodation on offer. The entrance to the first floor of Mint Cake Cottage is on the ground floor with a separate entrance to the workshop. Once in the cottage, light streams into the hallway from the first floor rooflights. There is a handy utility space with ample space for washing machine and dryer and the separate cloakroom/WC on the ground floor has scope to add a wet room style shower. Stairs lead up into the open plan lounge dining kitchen area. A truly impressive room with a vaulted ceiling, large rooflights and a full width dormer window, it is easy to imagine relaxing or entertaining in this fantastic light filled space. The Jotul woodburning stove is a lovely feature and there are folding doors onto the large west facing balcony which has lovely views onto historic Fellside where you can sit outside enjoying the last of the day's sunshine. The kitchen area, set to one side, is fitted with cream units and a good selection of integrated appliances. A generous walk-in eaves cupboard provides additional storage.

From the living area an inner hallway leads to 3 good sized bedrooms (one with ensuite) and a generous bathroom. The largest has vaulted ceilings and an ensuite shower room with a modern cubicle with rain and hand-held shower and walk in wardrobe area. There is a further generous double and a single - each with rooflights to maximise light. The main bathroom has a contemporary suite with panelled bath and overhead shower with shower screen and tiled walls.

GROUND FLOOR

The ground floor can be accessed from the entrance hallway, via the rear courtyard garden or through the garage/workshop, depending upon how you wish to use the space. The large garage and workshop will allow for multiple usage with space for vehicles, storage and hobbies and there is a utility space at the side with plumbing for washing machine and sink and space for a freezer or fridge. Entering the ground floor, the hallway has a view through into the living space and courtyard garden. To the right, there is a useful study area with bunk beds. Stepping into the living area, the woodburner set between two full length windows makes a real statement along with warm wood flooring and bi-fold doors to the courtyard garden. The lacquered cherry wood kitchen units are hand made by a local cabinet maker and are topped with granite worktops with a circular peninsula breakfast bar with hand-cast top. Illuminated open shelving



provides display space for art, glass and china - integrated appliances keep the space looking sleek and individual.

The bedroom and bathroom are situated to one side of the inner hallway. The bedroom is a double and the stylish bathroom fitted with a claw foot underlit bath, wet room style shower area and contemporary glass tiling give the room a boutique hotel feel.

Externally, the property has a turning area directly to the front with parking in the carport (below the balcony). Folding doors access the garage/workshop where there is space for several cars plus a utility area. A store at the side provides space under cover for wood and outdoor gear. A path leads to the left around the building, passing a further store and into the courtyard garden. Mature planting softens the surrounding properties and there are traditional flags and a deck space. Perfect for al fresco dining - an outdoor space of this size is unusual in this location.

DIRECTIONS

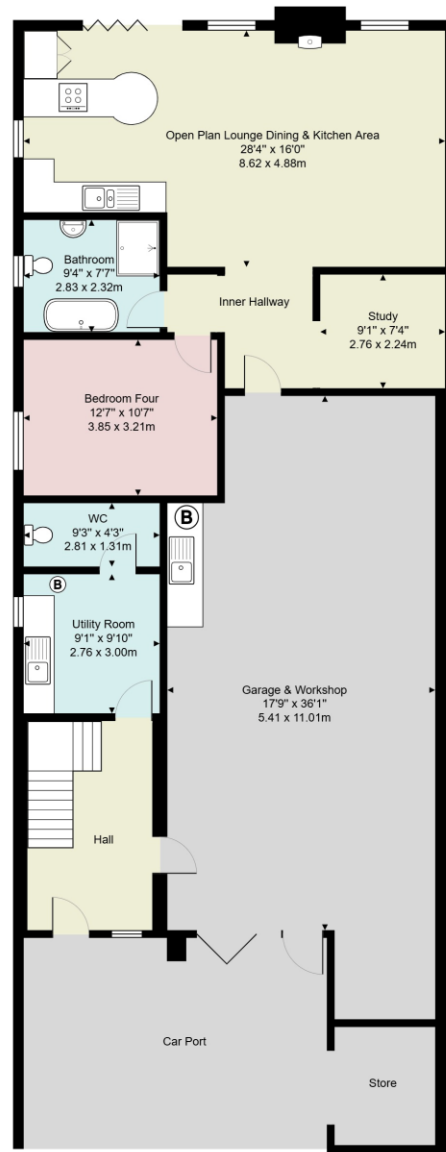
On foot from Kendal Town Hall, proceed up Allhallows Lane and turn right on the bend onto Low Fellside. Turn right under the archway between Quiggins Mint Cake and 15a Low Fellside - there is white paint on the walls. The property is located at the bottom of the yard.

[what3words///escape.zest.suffice](https://www.what3words.com/escape.zest.suffice)









Ground Floor



First Floor

Approx. Total Area: 3885 ft² ... 361.0 m² (excluding balcony)

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

DIMENSIONS

Mint Cake Cottage

Utility Room 9' 1" x 9' 10" (2.76m x 3.00m)

WC 9' 3" x 4' 3" (2.81m x 1.31m)

Open Plan Lounge Dining Kitchen 24' 6" x 35' 0" (7.47m x 10.66m) max

Bedroom One 17' 2" x 14' 3" (5.23m x 4.33m) max

Ensuite 9' 7" x 7' 10" (2.93m x 2.38m) max

Bedroom Two 10' 1" x 16' 10" (3.08m x 5.13m) max

Bedroom Three 12' 11" x 8' 6" (3.94m x 2.59m) max

Bathroom 10' 5" x 9' 3" (3.16m x 2.83m) max

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Ground Floor

Open Plan Lounge Dining Kitchen 28' 4" x 16' 0" (8.62m x 4.88m) max

Study 9' 1" x 7' 4" (2.76m x 2.24m)

Bedroom Four 12' 7" x 10' 7" (3.85m x 3.21m)

Bathroom 9' 4" x 7' 7" (3.85m x 2.32m)

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Garage & Workshop 17' 9" x 36' 1" (5.41m x 11.01m)

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. The main property and annexe have their own electric boiler and utilities.

Tenure: Freehold

Council Tax Band: Mint Cake Cottage B Mint Cake House (Ground Floor) C

EPC Grading: C

Electric Heating and Double Glazing Throughout

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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