



BALCONY HOUSE, 82 SHAP ROAD, KENDAL, CUMBRIA, LA9 6DP
£575,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- Modern Double Glazing
- Stylish Decor with High End Finish
- Enclosed Garden/Courtyard plus Parking
- Six Double Bedrooms
- Two Ensuites, Two Bathrooms plus WC and Shower
- One Bedroom Apartment
- Excellent Location for Supermarket and Schools



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PARKING

OVERVIEW

A standout property on Shap Road, Balcony House is a fantastic example of a Victorian Villa with retained features throughout all tastefully blended with high quality modern fitments. Attention to detail is evident everywhere, from the intricate moulded pitch pine doors, period cornicing and ceiling roses, the staircase that runs top to bottom and the impressive cabinetry and fireplace in the sitting room. This detail has not been lost on the current owners who have updated and modernised the property to an extremely high standard - Victorian style radiators have been installed, attractive door furniture fitted and individual design led decor in each room. Successfully run as a Guest House and self-contained apartment/holiday let for many years, the property is ideal for buyers looking to semi retire whilst still retaining an income or those looking for a substantial multi-generational home - the self-contained apartment is a perfect ready-made Granny Flat.

ACCOMMODATION

Approaching over the immaculate and well planted front garden, the property is accessed via porch and a traditional pitch pine door with pretty leaded window above into the hallway. A generous hallway with sweeping stairs leading to the first floor and ample space for storage furniture. There are many period features to admire and the skill of the Victorian craftsman continues into the sitting room. A lovely welcoming room with an impressive bay window at the front and a wonderful oak fireplace with adjacent





cupboards and set with a multi fuel woodburner. The adjoining dining room is perfect for both everyday meals and formal dining and has a connecting door to the apartment for fire escape purposes. Extended at the rear is the large kitchen - updated in recent years and fitted with sleek two tone units, tambour wall units and pale quartz worktops. High quality integrated appliances plus plumbing for a washing machine and space for a dryer.

Moving to the first floor, the traditional staircase continues to the second floor landing giving a real sense of scale to the property and period pitch pine doors lead to three bedrooms and a bathroom. The largest of the bedrooms has a bay window plus two alcove cupboards and a fully tiled ensuite. Another ensuite double bedroom is at the rear of the house and there is a third bedroom with access to the balcony. A real feature of the property - the balcony ensures the house stands out from neighbours. There is a bathroom on this level - fitted with a freestanding bath with waterfall tap and having a luxurious boutique hotel feel. Marble style aqua board clad walls, an illuminated mirror with demist function and quality sanitary ware.

The second floor continues to impress. Again, all three bedrooms are doubles with one having an ensuite cloakroom and a lovely view at the rear and another having an adjoining shower facility. Being on the second floor, the bedrooms are within the roof space and have some angled ceilings. The fully tiled bathroom has been cleverly designed to maximise the space with a short bath installed along with a concealed cistern WC, vanity hand basin and illuminated mirror with demist function.



The self-contained apartment can be accessed via the rear garden/courtyard or internally from the dining room. Also maintained to a high standard, the apartment doesn't disappoint. A lounge/kitchen/dining space has a cosy woodburner and two sets of doors to the garden. The kitchen has integrated appliances and a lovely roof lantern floods the space with light. Next is the bathroom, a truly impressive space, with an adjoining dressing room and a

double bedroom fitted with acoustic panelling. Perfect for a dependent relative, visitors or for additional income.

Externally, Balcony House has a lovely forecourt garden at the front, gravelled for ease and having well planted borders. The semi divided rear garden is fully enclosed and immaculately presented and planned. A patio close to the house is perfect for relaxation with a further gated space having further planting areas and a small pond. The owners have sectioned an area off for use of the apartment guests, laid with artificial grass for ease. Further at the rear is an off road parking space accessed from Mint Street.

DIMENSIONS

Hall 8' 6" x 15' 1" (2.58m x 4.60m)
Sitting Room 13' 7" x 17' 4" (4.13m x 5.26m) into bay
Dining Room 12' 6" x 12' 10" (3.82m x 3.90m)
Kitchen 11' 4" x 19' 0" (3.46m x 5.80m) max
Bedroom One 10' 9" x 19' 7" (3.27m x 5.96m) into bay
Bedroom Two 10' 10" x 10' 4" (3.30m x 3.16m) max
Bedroom Three 9' 6" x 11' 0" (2.90m x 3.35m)
Bedroom Four 12' 10" x 13' 7" (3.92m x 4.14m)
Bedroom Five 9' 4" x 9' 11" (2.85m x 3.02m)
Bedroom Six 9' 9" x 9' 11" (2.97m x 3.02m)
Lounge/Dining/Kitchen 10' 4" x 14' 10" (3.16m x 4.51m)
Bathroom 6' 6" x 15' 5" (1.98m x 4.69m) max
Bedroom 11' 6" x 8' 6" (3.50m x 2.59m)









Approx. Total Area: 2483 ft² ... 230.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

DIRECTIONS

Leaving Kendal on Shap Road, pass through the traffic lights with Mintsfeet and continue towards Sainsburys. Balcony House is one of the last houses on the right hand side.
what3words:///salsa.cable.condensed

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Gas Centrally Heated except the lounge space in the apartment which has an electric heater.

Tenure: Freehold

Council Tax Band: E

EPC Grading: D

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