



ROSE COTTAGE, 20 ENTRY LANE, KENDAL, CUMBRIA, LA9 4NQ  
**£325,000**

**MILNE MOSER**  
SALES + LETTINGS

- Close to Town Centre Supermarkets, Cafes, Amenities and Public Transport
- No Onward Chain
- Updating and Modernisation Required
- Elegance and Charm in Abundance
- Beautifully Laid Out Garden and Patio
- Gas Central Heating



3



2



1

### OVERVIEW

Passing by on Entry Lane, is it easy to miss Rose Cottage - concealed from the footpath by a high traditional wall, however stepping through the gate you enter a hidden world away from the hustle and bustle of town centre life. A wonderful garden greets you and the pretty Georgian facade sets the tone for the interior character and features. The unique layout will suit a range of buyers - with a total of three bedrooms and two generous receptions spaces. A shower room has been added on the ground floor in addition to the family bathroom on the first floor. Elegant features including sash windows with shutters, picture and dado rails, period fireplaces and a lovely staircase have all been retained and the large attic space offers further potential. Truly fantastic opportunity to bring a property back to life, right in the centre of town.

### ACCOMMODATION

The traditional brightly coloured front door leads into an elegant entrance hallway. A sweeping staircase invites you up to the first floor and there is a coat cupboard to keep the hallway clutter free. Pause to take in the period features before moving into the sitting room on the right. A lovely proportioned room with a high ceiling, sash window with shutters and a traditional fireplace. The dining room opposite has a more homely feel with a large dresser on which to display china and ornaments and there is a sandstone fireplace and sash window with shutters. Stairs





lead to the third bedroom via a second staircase plus there is access to the cellar, perfect for storage and having original stone slab shelves.

A passageway at the side of the dining room leads towards the kitchen passing the shower room on the way. A great second facility, fitted with a three piece suite. The kitchen is dual aspect with views over the lovely garden. Fitted with oak style units, marble effect worktops and a dark sink. There is an electric hob and oven, plumbing for a dishwasher and wall mounted Vaillant boiler.

The first floor landing is a lovely light space with a skylight and period banister with a wonderful patina. There are built in cupboards, perfect for linen and towels and further stairs lead up to the attic. Both bedrooms are generous doubles and have views across the garden at the front over rooftops towards distant hills. One has a built in triple wardrobe. The bathroom sits in the middle of the two bedrooms and has a cast bath and built in cylinder cupboard.

The attic has been previously used as an artist studio. A rooflight and window at the side bathe the space in indirect light and a workshop area has been created with a sink and units.

Once outside, Rose Cottage is truly charming. A flagged patio close to the house offers space for dining and a metal railing fence separates the formal garden. Beautifully laid out with deep herbaceous and shrub borders, paths wind beneath mature trees and amongst the planting. Enclosed by stone walling, the garden remains private even in the centre of town and is a real oasis. An outhouse provides storage for garden and DIY tools.



#### DIMENSIONS

Sitting Room 14' 3" x 15' 11" (4.34m x 4.86m)

Dining Room 13' 2" x 16' 1" (4.02m x 4.91m)

Shower Room 2' 4" x 10' 8" (0.71m x 3.25m)

Kitchen 10' 3" x 10' 11" (3.12m x 3.34m)

Bedroom 12' 5" x 16' 2" (3.79m x 4.94m)

Bedroom 12' 7" x 13' 7" (3.83m x 4.13m) excluding wardrobes

Bathroom 10' 7" x 6' 9" (3.24m x 2.06m)

Attic 27' 5" x 16' 6" (8.36m x 5.02m) Apex ceiling height 6' 9" (2.06m)

Workshop 8' 3" x 10' 1" (2.52m x 3.06m)

Bedroom 6' 3" x 15' 9" (1.90m x 4.79m)

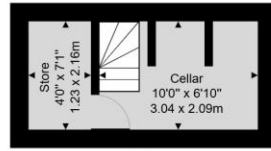
Cellar 10' 0" x 6' 10" (3.04m x 2.09m)

Store 4' 0" x 7' 1" (1.23m x 2.18m)

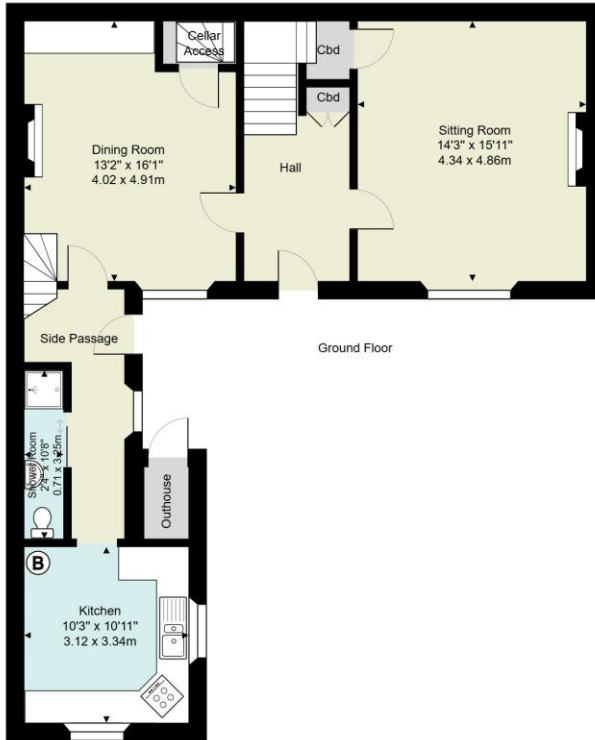








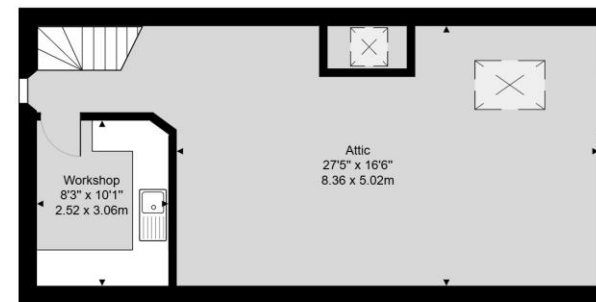
Cellar



Ground Floor



1st Floor



Attic

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.

EPC Graph to go here

#### ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

EPC Grading: TBC

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing,  
please contact Stephanie Hardie

#### DIRECTIONS

Entry Lane can be accessed from Low Fellside or from the lower level of Booths Car Park. From Booths Car Park, continue up Entry Lane passing the odd numbered cottages and along the rear of the houses. At the end of the row, a painted gate on the left has Rose Cottage written on. If approaching from Low Fellside, pass number 22 on the right hand side as you come down the steps with the gate to Rose Cottage just being around the corner on the right.  
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