

119 Highgate

£250,000

1 Highgate House, 119 Highgate, Kendal, Cumbria, LA9 4EN

An exciting opportunity to purchase a charming stone and slate three-bedroom cottage, tucked away from the hustle and bustle of Kendal town centre within one of the town's historic yards. Arranged over three levels, this characterful home has retained many of its original features while being thoughtfully updated by the current vendor.

Quick Overview

- Charming stone and slate cottage
- Historic Kendal yard location
- Character features throughout
- Views towards Kendal Castle
- Enclosed walled courtyard garden
- Three bedrooms
- Modern bathroom and shower room
- Spans over three floors
- No upward chain!
- Ultrafast broadband speed*

3	2	1	EPC E	*Ultrafast*	*On Street Parking*

Property Reference: K7358



Living Room



Front External



Bedroom One



Entrance Hall

An exciting opportunity to purchase a charming stone and slate three-bedroom cottage, tucked away from the hustle and bustle of Kendal town centre within one of the town's historic yards. Arranged over three levels, this characterful home has retained many of its original features while being thoughtfully updated by the current vendor. The property is particularly rare for a town-centre cottage, offering an enclosed walled courtyard garden, timber deck and balcony-style seating area, creating a wonderful private outdoor space. The upper floor also enjoys views towards Kendal Castle.

Offering generous and versatile accommodation across three floors, the property would make an excellent permanent home, buy-to-let investment, or holiday let, as it is successfully operated by the current owners. Further details regarding the income are available by contacting the office. Offered for sale with no upward chain.

On entering, the living room is accessed from the first floor, with a timber staircase leading to the lower ground and second floors. The living room overlooks the inner courtyard and features a double-glazed window with deep sill and double-glazed door opening onto the timber deck. A stone fireplace with raised hearth and wood-burning stove provides an attractive focal point, complemented by an exposed beamed ceiling.

The living room is open plan to the kitchen, which is fitted with a range of wall and base units, tiled splashbacks and work surfaces incorporating a single-drainer sink. Integrated appliances include an oven and four-ring electric hob with concealed extractor, together with plumbing for a washing machine and space for a fridge/freezer.

To the lower ground floor, there are two double bedrooms, a spacious bathroom and useful storage cupboard.

Bedroom Two is a generous double bedroom overlooking the courtyard garden and featuring an exposed beam, while Bedroom Three is another double room with a door opening directly onto the garden.

The bathroom is particularly spacious and comprises a four-piece suite including a freestanding bath, large walk-in shower with rainfall showerhead, wash hand basin and WC. The room features part-tiled walls, tiled flooring, heated towel rails, exposed beam, window and recessed downlights.

Ascending to the second-floor landing, there is a useful built-in bookshelf and access to the principal bedroom and separate shower room.

Bedroom One is a superb large double bedroom with a vaulted ceiling and exposed trusses and purlins, creating a wonderful sense of character. Two double-glazed windows provide different aspects, with one overlooking the inner courtyard and the other enjoying views towards Kendal Castle. A mezzanine platform provides a versatile space, ideal for a dressing area, reading corner or place to relax.

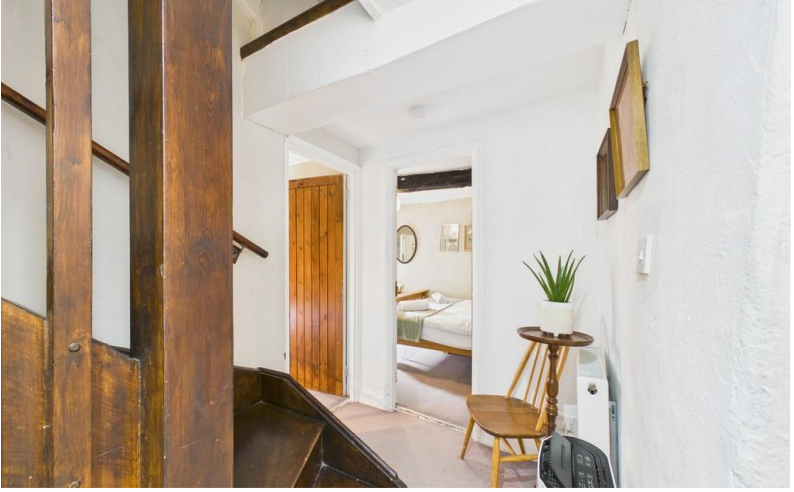
The shower room comprises a three-piece suite including corner shower cubicle, WC and wash hand basin. There are part-tiled walls,



Living Room



Kitchen/Living Room



Ground Floor Landing



Living Room



Kitchen



Bedroom One

tiled flooring, heated towel rail, window and a useful cupboard housing the wall-mounted boiler.

Externally, the property enjoys the significant benefit of an enclosed, walled courtyard garden, which is paved and planted to create a private and attractive outdoor space. There is also a timber deck with steps leading out to the shared entrance courtyard.

Situated in a tucked-away historic yard yet within easy reach of Kendal town centre, the property offers a wonderful combination of character, privacy and convenience. With no upward chain, this is a rare opportunity to acquire a characterful three-bedroom home in such a central yet secluded position.

Call us today for further information or to arrange your viewing.

Accommodation with approximate dimensions:
First Floor
Living Room 13' 1" x 11' 5" (3.99m x 3.48m)
Kitchen 7' 4" x 7' 1" (2.25m x 2.17m)
Lower Ground Floor
Bedroom Two 12' 9" x 8' 0" (3.90m x 2.45m)
Bedroom Three 7' 2" x 10' 2" (2.20m x 3.12m)
Bathroom
Second Floor
Landing
Bedroom One 11' 3" x 11' 5" (3.45m x 3.48m)
Shower Room
Parking: On street parking.

Property Information:
Tenure: Freehold.

Council Tax: Westmorland and Furness Council - BAND

Services: Mains gas,Mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///trails.just.work

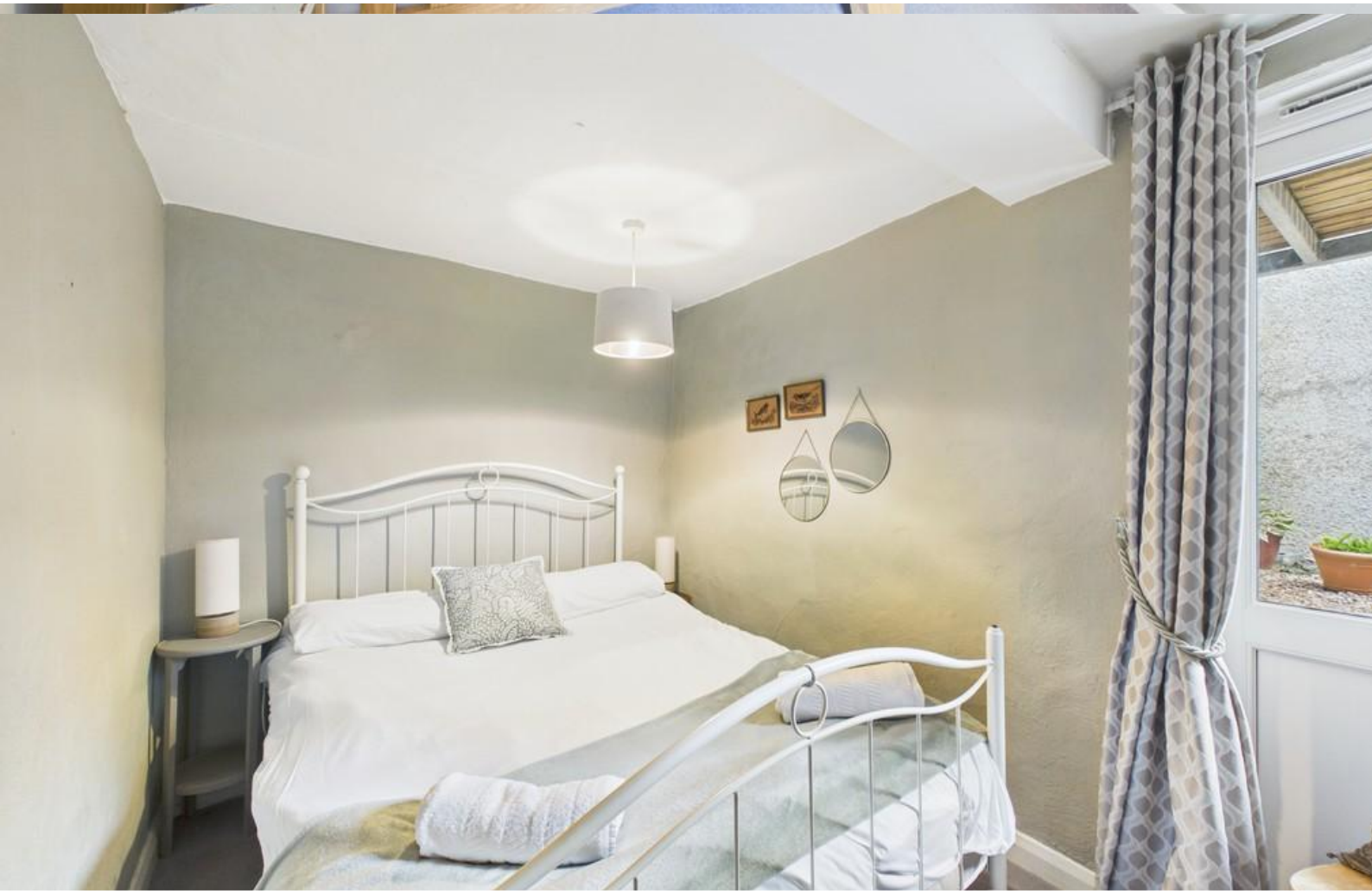
Situated just off Highgate being close to the centre of the town, the Brewery Arts Centre and all amenities. The property can be found by proceeding through an arched gateway to the right of Coleman & Coleman hairdressers. Continue through into the courtyard and the cottage can then be seen on your left.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that



Bedroom Two



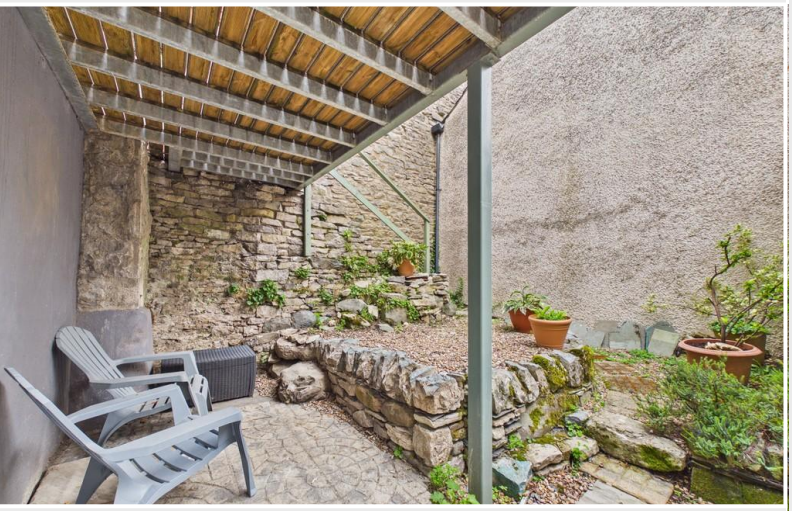
Bedroom Three



Bathroom



Bathroom



Rear Garden

when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Disclaimer: All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by https://checker.ofcom.org.uk/en-gb/broadband-

Meet the Team

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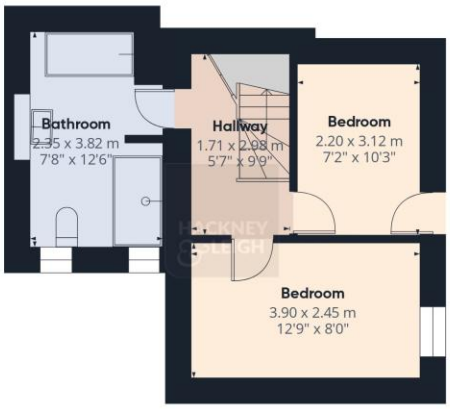


Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01539 729711 or request online.

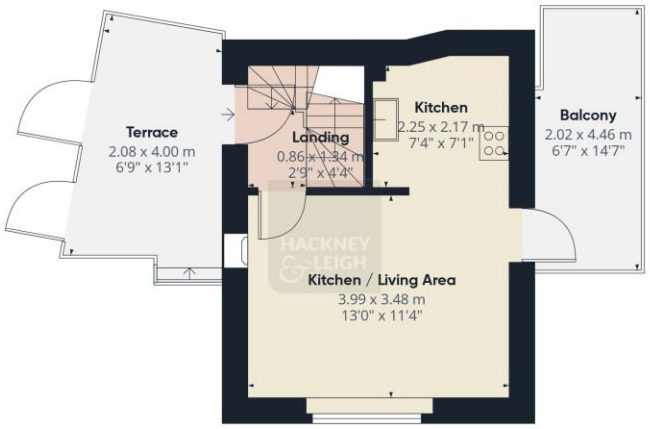


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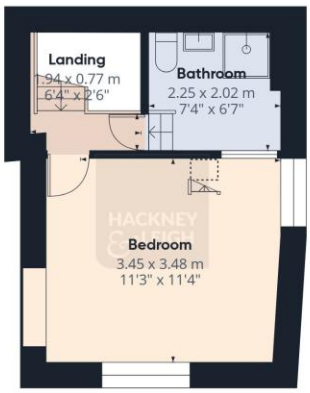
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Floor 0



Floor 1





Floor 2

Approximate total area(1)

71.7 m²
771 ft²

Balconies and terraces

18.3 m²
196 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Request a Viewing Online or Call 01539 729711