



72 GILLINGGATE, KENDAL, LA9 4JB  
**£475,000**

**MILNE MOSER**  
SALES + LETTINGS

## 72 GILLINGGATE KENDAL LA9 4JB



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GARAGE/STORE  
& PARKING

### OVERVIEW

Updated and modernised with a nod to the original fittings and style, this elegant Victorian townhouse also boasts a rear garden and garage/store. The living space is over three floors plus there is a useful cellar. The two reception rooms interconnect - perfect for entertaining and families and there is a modern kitchen. All four bedrooms are doubles and there is a bathroom to the first floor and a cleverly fitted shower room to the second floor. Externally there is a well-kept forecourt garden at the front, the rear garden has a patio and lower lawn. A garage/store is perfect for outdoor gear or parking for a motorbike and there is a driveway.

A wealth of original features have been retained throughout the property - wooden doors, fireplaces and picture rails - and tastefully combined with modern fittings. Well positioned for local primary schools, the town centre and travel around or out of town, the property is also within the town centre Conservation Area. Updates by the current owners include replacing the boiler and radiators in 2023.

### ACCOMMODATION

A period metal gate from Gillinggate leads into the pretty forecourt front garden. A couple of steps lead up to the original wooden front with inset glazed panes.





#### ENTRANCE VESTIBULE

Setting the tone for the rest of the property, the vestibule retains the tiled floor and there is a ceiling light. A wooden door with leaded stained glass panes leads into the hallway

#### HALLWAY

Wooden floor and stairs leading to the first floor. Ceiling light and modern vertical radiator.

#### LIVING ROOM

11' 7" x 15' 11" (3.54m x 4.85m) into bay.

Sash bay window to the front aspect. A lovely light south facing room with an exposed stone chimney breast with woodburner set to a slate hearth. Alcoves to either side with shelving or cupboards and lighting. Two vertical radiators, a ceiling light with rose and contemporary black frame double doors connect to the dining room.

#### DINING ROOM

11' 10" x 12' 2" (3.62m x 3.71m)

Another stylish room with exposed period floorboards, a ceiling light and vertical radiator. A sash window overlooks the rear patio area and there are alcove cupboards. Stone steps lead down into the cellar.

#### KITCHEN

7' 4" x 11' 0" (2.23m x 3.35m)

Fitted with two tone base and wall units, wood block worktops and tiled splashbacks. Dark sink unit with drainer, space for a gas cooker, space for a fridge freezer and plumbing for a washing machine. Two ceiling lights and underfloor heating. A stable door leads to the rear patio and there are two sash windows.

#### CELLAR

Sash window to the front elevation. Concrete floor, power and light.

#### FIRST FLOOR LANDING

Natural light streams in from a stained glass skylight and the stairs continue to the second floor. Large airing cupboard with hot water cylinder and shelving. Ceiling light.

#### BEDROOM

15' 3" x 11' 10" (4.66m x 3.60m) inclusive.

Two sash windows face the front aspect with outlook towards trees. A good sized double fitted with a triple built-in wardrobe with sliding doors. Two radiators and a ceiling light.



#### BEDROOM

8' 11" x 12' 4" (2.71m x 3.76m)

Overlooking rooftops at the rear, the second bedroom has a ceiling light, radiator and original period fire surround with tiled inset and a cast metal grate. Sash window.

#### BATHROOM

7' 2" x 7' 9" (2.18m x 2.36m)

Frosted double glazed sash window to the rear elevation. Fitted with a contemporary suite comprising concealed cistern WC, a vanity wash hand basin and a shower bath. Modern black taps and shower fittings, metro tiling to the walls and a period style towel rail/radiator. Extractor and ceiling light.

#### SECOND FLOOR LANDING

Ceiling light and a glazed skylight.

#### BEDROOM

15' 3" x 11' 10" (4.66m x 3.60m) max

Facing the front aspect with a feature part double glazed window, this double bedroom looks over trees and distant hills at an angle. Ceiling light, radiator and a period cast fire surround with grate.

#### BEDROOM

8' 11" x 12' 5" (2.73m x 3.79m)

The final double bedroom faces the rear with far reaching views to the fells and Kendal Castle to the side. Part double glazed dormer window, radiator and a ceiling light. Exposed period floorboards.

#### SHOWER ROOM

2' 5" x 8' 9" (.72m x 2.67m)

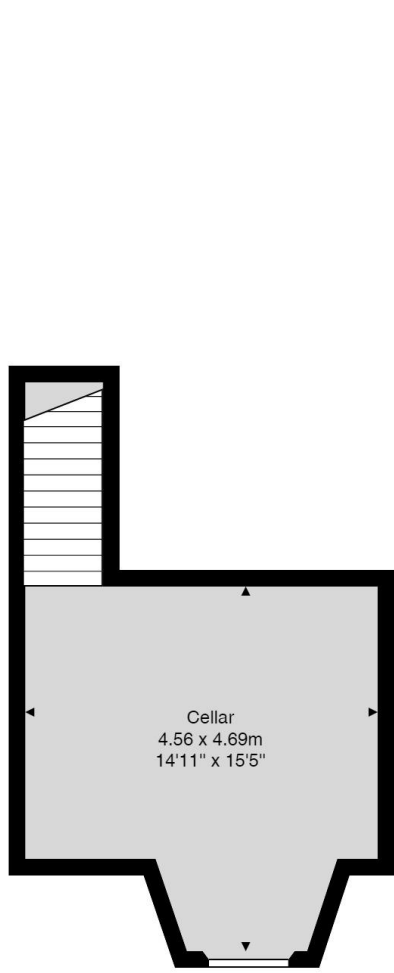
An excellent second facility - a must have for families - the shower room is fitted with a vanity wash basin, a WC (with macerator pump) and a cubicle fitted with both a fixed head and riser spray. The walls have been fully tiled and the ceiling clad in PVC. Extractor, downlights and a modern heated towel rail.

#### EXTERNAL

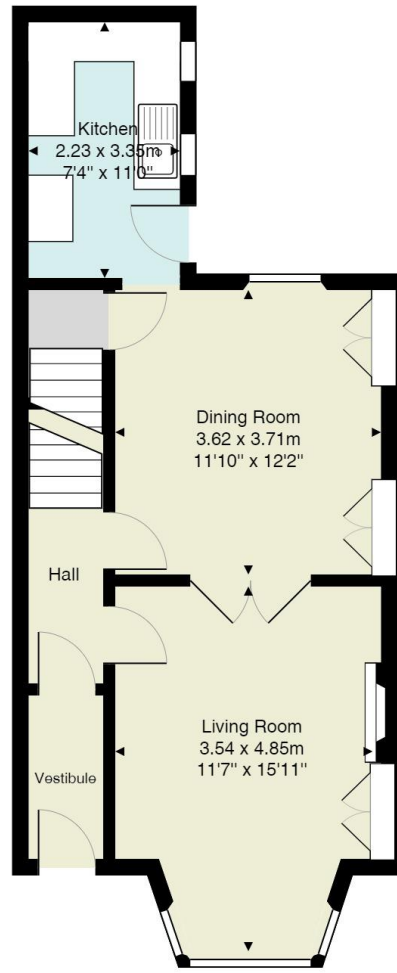
The front garden has been laid with slate chippings for ease and there is a mature ornamental tree giving privacy.

The rear garden has been well maintained with a flagged patio close to the house with views across to fells and Kendal Castle. Steps lead down to the level lawn and there is gated access to the drive and garage/store. External light and log store.

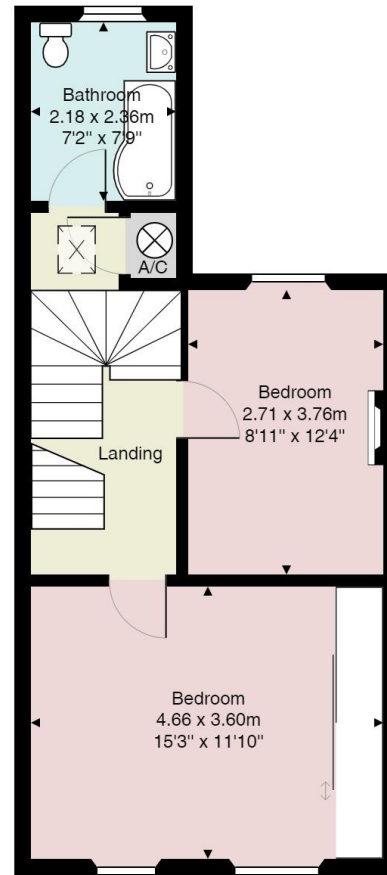




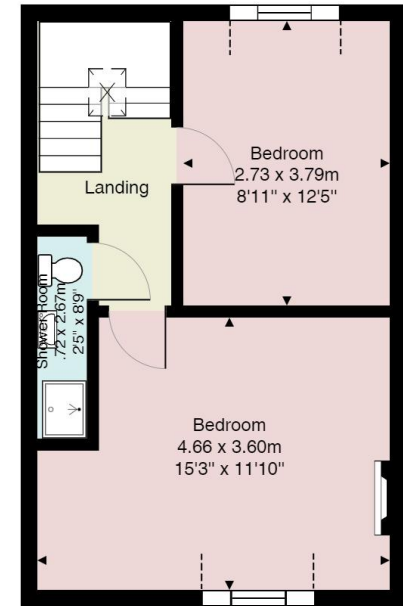
Cellar



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





An outhouse measures 3' 6" x 5' 7" (1.07m x 1.79m) and houses the Worcester boiler. The garage/store has an up and over door and side window.

**DIRECTIONS**

On foot from our offices, proceed towards The Brewery Arts Centre. Continue on Highgate, turning right by the fireplace shop on the corner of Gillinggate. Continue up the hill with the property located to the right hand side approximately two thirds of the way up. If travelling by car, join the one way system on Kirkland and pass the Parish Church. Turn left onto Gillinggate and continue up the hill.

[what3words.com/builds.herbs.rapid](http://what3words.com/builds.herbs.rapid)

**GENERAL INFORMATION**


Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold. Permits for residents' parking areas available from Westmorland and Furness Council

Council Tax Band: E

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>81</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>44</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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