



59 CASTLE STREET, KENDAL, CUMBRIA, LA9 7AD
£350,000

MILNE MOSER
SALES + LETTINGS

59 CASTLE STREET
KENDAL
CUMBRIA
LA9 7AD



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OVERVIEW

Having character charm throughout, retained features and deceptive accommodation, this four bedroom four storey home is perfect for families as it also boasts outside space. The current owner has reconfigured the layout, moving the sitting room to the first floor to take advantage of the views to the front and side whilst the kitchen has been relocated to the basement creating a fantastic space ideal for family dining and get togethers. Three of the four bedrooms are doubles and there is a handy utility room on the entry level. The enclosed patio garden has space for play as well as for patio furniture and pots and there are two outhouses. Well located for the town centre, train station, riverside walks, church and community centres.

ACCOMMODATION

Approaching across the lawned front garden, a couple of steps lead up to the period glazed front door.

HALL

A good sized hallway with a flagged floor running through to the rear of the property. There are period features, hanging space for coats, two ceiling lights and a radiator. Stairs lead up to the first floor and down the kitchen.

BEDROOM ONE

11' 11" x 13' 7" (3.62m x 4.15m)

A lovely double bedroom with a double glazed bay sash window to the front aspect. The period features continue with a picture rail and a Globe Wernicke barrister bookcase. Stripped wood floorboards, a ceiling light and radiator.





BEDROOM TWO

8' 11" x 11' 9" (2.72m x 3.58m)

A double glazed sash window overlooks the rear patio garden and there is a radiator and ceiling light. Period alcove cupboard with drawers beneath.

UTILITY ROOM

7' 2" x 5' 6" (2.17m x 1.67m)

UPVC double glazed window to the side aspect and an external door. Plumbing for a washing machine, wall mounted Worcester boiler, a ceiling light and radiator.

KITCHEN DINER

14' 3" x 21' 1" (4.35m x 6.42m)

An impressive homely space with room for a family dining table plus seating and study areas. A UPVC double glazed window with a window seat faces the front aspect and there is a cosy woodburner. The kitchen area is fitted with cream shaker style base and wall units, wood block worktops and a ceramic one and a half bowl sink with drainer. Five burner gas range cooker with canopy above, a dishwasher and integrated fridge freezer. There are downlights throughout, lighting above the breakfast bar, under unit lighting and kickboard/plinth lights. A walk in cupboard with a light provides further storage and there is an additional storage space under the stairs.

FIRST FLOOR LANDING

The Westmorland style window on the stairs is a lovely feature as is the wooden balustrade. Radiator and a ceiling light. An enclosed staircase leads to the second floor.



SITTING ROOM

15' 7" x 15' 3" (4.76m x 4.64m) into bay

An elegant room with a sash bay window facing the front and a further double glazed window. Both have views over trees to the front and the bay over town to the side. Attractive exposed wood floorboards, a radiator, ceiling light and period decor styles. Wood burner set to an exposed brick and stone surround.

BATHROOM

8' 11" x 8' 3" (2.72m x 2.52m)

A sash window faces the rear aspect with a lower privacy glass pane. A good sized bathroom fitted with a bath with shower above and glass screen, a WC and vanity hand basin. The sanitary ware classic period style fittings and there is a chrome heated towel rail, a ceiling

light and tiling above the bath, WC and basin. A generous built in airing cupboard with shelving and a radiator.

SECOND FLOOR LANDING

Attractive wooden doors lead to the third and fourth bedrooms and there is a ceiling light. Period floorboards.

BEDROOM THREE

15' 7" x 9' 1" (4.76m x 2.78m)

Within the roof space and having a lovely UPVC double glazed dormer window to the front. There are views over trees and Kendal to the side. Ceiling light and a radiator. Two good sized cupboards provide excellent storage - one has a light.

BEDROOM FOUR

9' 1" x 8' 10" (2.76m x 2.68m)

A quirky characterful room with a low level period window to the rear and a rooflight. The view to the rear is across the train line towards distant fells. Exposed stonework walls, a radiator and ceiling light.

EXTERNAL

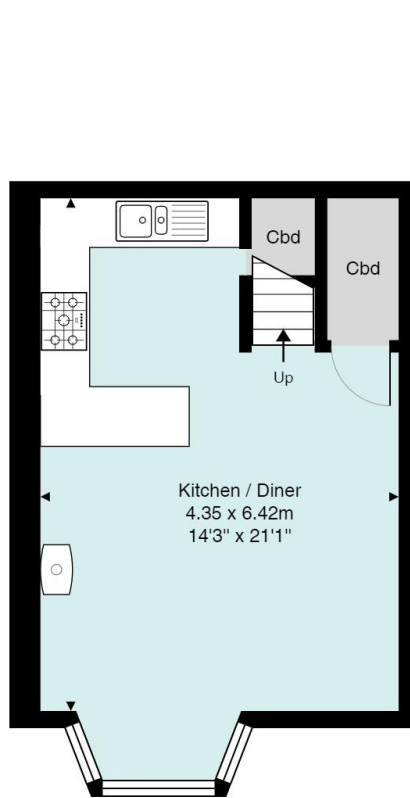
To the front of the property is a lawn space providing privacy and distance from the main road. Stone edged flower and shrub borders and path to the front door. The rear patio garden is enclosed a long border to one side, a second flower bed and a flagged patio. There is scope to create a lawned space if required. There are two outhouses. Outhouse 1 measures 7' 7" x 5' 4" (2.31m x 1.63m) and has power, light, shelf and UPVC double glazed window. Outhouse 2 at the rear measures 3' 2" x 5' 2" (0.97m x 1.57m). External tap and light. Looking across to the side over neighbouring gardens is a lovely view over rooftops towards Serpentine Woods.

DIRECTIONS

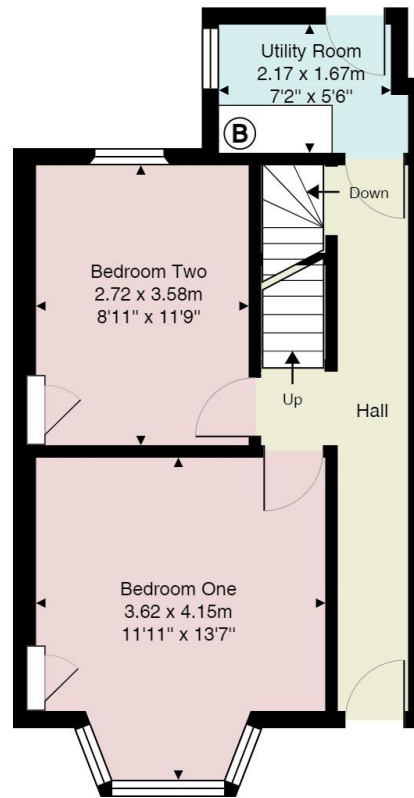
From Kendal train station, proceed towards town on Wildman Street, turning left after the pedestrian crossing onto Caste Street. Follow Castle Street round past St Georges Church and straight on at the junction with Ann Street. Number 59 is located to the left hand side just opposite the turning to Castle Road.

what3words.com/taxi.sands.humans

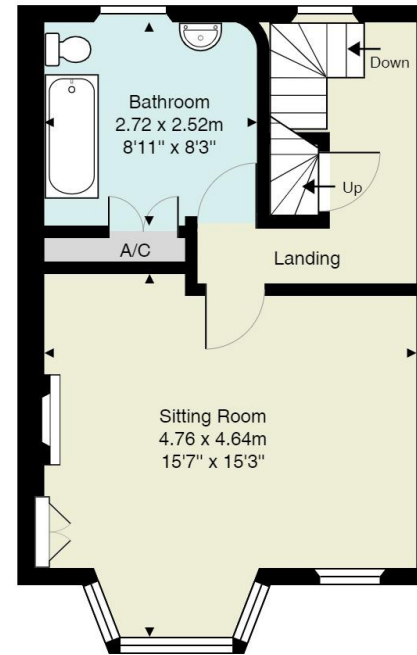




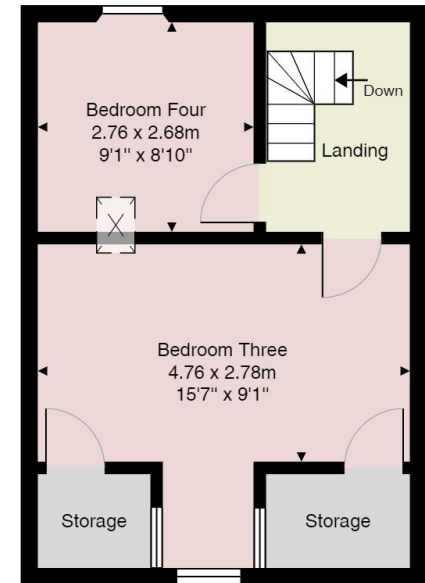
Lower Ground Floor



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





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: B

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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