



4A & 4C, HIGH TENTERFELL, KENDAL, CUMBRIA, LA9 4PG
£325,000

MILNE MOSER
SALES + LETTINGS

4A & 4C, HIGH TENTERFELL, KENDAL, CUMBRIA, LA9 4PG



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GARAGE &
PARKING

OVERVIEW

A unique proposition in a desirable area of town, this is the opportunity to purchase a ground floor flat and self-contained lower ground floor studio flat. The lower floor flat is currently used as a holiday let whilst the ground floor flat would be perfect for full time occupancy and has a versatile layout. Suited to buyers looking for additional income, space a dependent relative or separate live work space.

FLAT 4A

Close to countryside walks, golf club and the town centre, this versatile ground floor flat will appeal to a range of buyers. The generous lounge has a lovely bay window from which to admire the view over town and there is a large kitchen diner with access to the private courtyard. There is a double bedroom plus a second room which could be for storage, a home office or hobby room. The hallway runs from front to back and has space for furniture or adding built in storage. The modern bathroom is fitted with a four piece suite and is light and airy. Unusually for a property of this style, there is an adjacent garage and off road parking space. No onward chain.

ACCOMMODATION

Approaching the property from Undercliff Road, a private gate and courtyard leads to the double glazed door and into:

KITCHEN DINER

16' 9" x 13' 2" (5.12m x 4.01m)

A generous L shaped space easily accommodating a dining table and storage for coats and shoes. A double glazed window





overlooks High Tenterfell and there are double doors to the courtyard and a further double glazed windows. The kitchen is fitted with oak style base and wall units with grey worktops, tiled splashbacks and a stainless steel sink with drainer. Range cooker with double canopy above, plumbing for a washing machine and space for a fridge. Spot lighting to the ceiling and an electric heater.

INNER HALLWAY

Connecting to all rooms, the hall is semi divided creating space for a desk if required or built in storage. Two ceiling lights and an electric heater.

LOUNGE

16' 7" x 15' 2" into bay (5.07m x 4.63m) plus recess
A lovely light room with a large double glazed bay window to the front plus a further feature arch top double glazed window. There are views across town to distant hills, Kendal Castle and the Castle Howe obelisk. Two electric heaters, three ceiling lights and a period recessed bookcase. A built in cupboard with bi fold doors provides valuable storage.

BEDROOM

9' 4" x 9' 3" (2.85m x 2.82m)
A double glazed window faces into the courtyard. There is a ceiling light and electric heater.

BATHROOM

6' 5" x 1' 11" (1.95m x 3.63m)
A double glazed window to the side aspect. Fitted with a modern four piece suite comprising double ended bath, a vanity wash hand basin, WC and double walk in shower cubicle. White heated towel rail, an extractor, two ceiling lights and a mirrored cabinet. Aquaboard panelling to the cubicle and behind the bath.

BOX ROOM

5' 11" x 11' 7" (1.79m x 3.54m)
A useful space with a built in cupboard housing the hot water cylinder, a ceiling light and electric heater.

EXTERNAL

To the rear of the property is an enclosed and private courtyard space. Lushly planted and block paved, there is space for pots and furniture.



Further to the rear is a parking space leading to the garage. The garage has an up and over door, power and light. 17' 11" x 8' 0" (5.46m x 2.44m).

FLAT 4C

The perfect bolt hole, lock and leave or second home, this lower ground floor studio flat has been extensively updated and reconfigured and is now used as a holiday let. The location is ideal for short breaks being within walking distance of Kendal town centre, countryside and woodland walks and the further Lake District National Park, a UNESCO World Heritage site, just a few miles drive. Forming part of a traditional semi-detached property, the studio flat has a private courtyard at the front, a kitchenette, bedroom space and modern shower room and could also be used for residential letting on an AST basis.

ACCOMMODATION

Entering through a gate at the front, steps lead down into the courtyard. A part double glazed door leads into:

KITCHENETTE

11' 9" x 8' 3" (3.57m x 2.52m)

Fitted with grey gloss base and wall units, marble effect worktops and stylish stone tiling in a metro pattern. There is an electric domino hob, electric hob and an integral fridge along with shelving and a low level cupboard - all the space needed for a weekend away. The stainless steel sink and drainer has a boiler water tap installed. A double glazed window faces the side aspect and there are downlights to the ceiling.

Open access to the bedroom/living area.

BEDROOM

11' 9" x 6' 7" (3.57m x 2.00m)

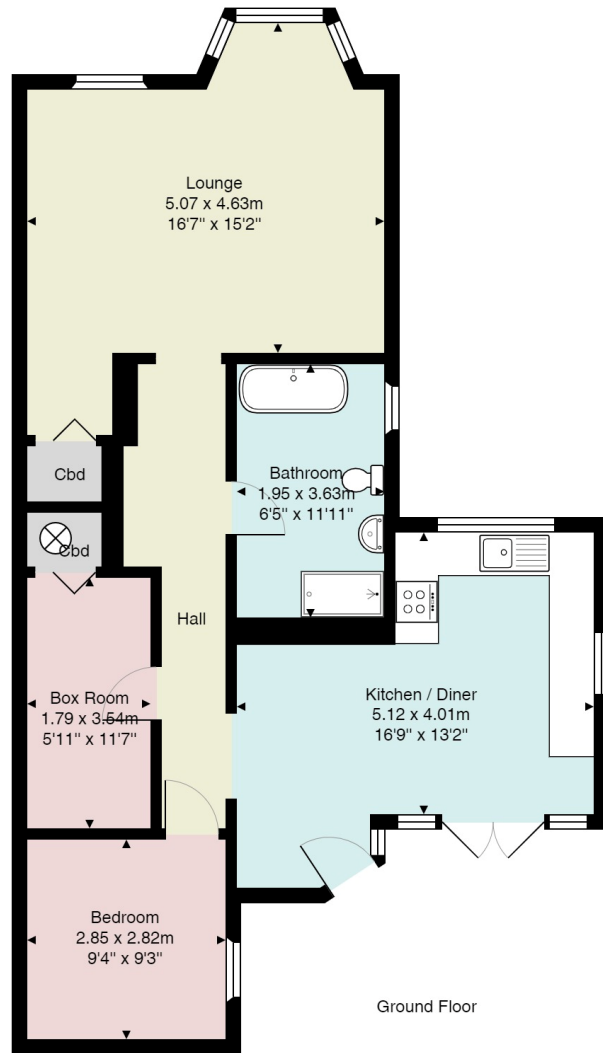
Having a contrasting feel to the kitchenette, decorated in darker tones to feel cosy and intimate. Mirrors enlarge the space and there is a bespoke wood headboard. Electric heater, a ceiling light and double glazed window to the side.

SHOWER ROOM

3' 10" x 9' 9" (1.16m x 2.97m)

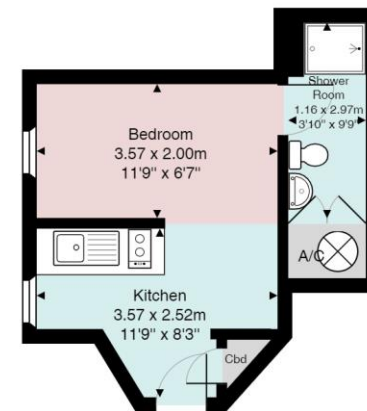
A stylish and modern shower room fitted with a pedestal wash hand basin, WC and cubicle with both a rain shower head and spray. Aquaboard panelling to the walls, an illuminated mirror with





Ground 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



Lower Ground Floor

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magnifier, downlights and an extractor. A cupboard houses the hot water cylinder.

EXTERNAL

The private courtyard to the front has been cleverly landscaped with flags, retaining walling and sleeper edged beds. There is space for patio furniture plus an external socket and lighting.

DIRECTIONS

From our office on Highgate, proceed towards the town hall, turning left onto All Hallows Lane. Follow up and round to the left onto Beast Banks. At the crossroads turn right onto High Tenterfell. The property is located to the left hand side on the corner of Undercliff Road.

FLAT 4A what3words///narrow.oppose.daisy

FLAT 4C what3words///spicy.rubble.square

GENERAL INFORMATION

FLAT 4A

Services: Mains Water, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 1st January 2018. Freehold owned by High Tenterfell Management Company (of which 4a has share).

Council Tax Band: TBC

EPC Grading: D

Planning permission was granted in July 2023 for replacement of the windows and doors.

FLAT 4C

Services: Mains Water, Electric and Drainage

Tenure: Leasehold. Balance of 999 year lease from 1st January 2018. Freehold owned by High Tenterfell Management Company.

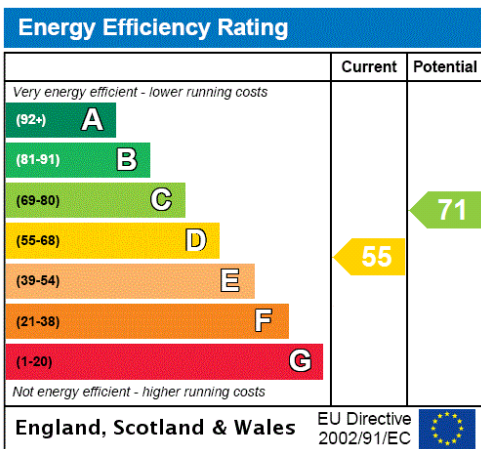
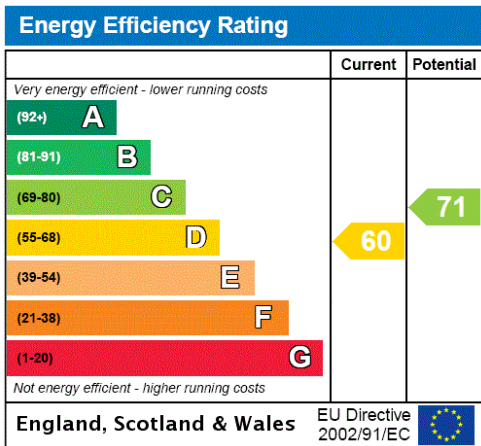
Council Tax Band: Current Rateable Value of £1300

EPC Grading: D

Please note the properties are also available separately at prices of £125,000 and £225,000



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



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