



High Fellside, , Kendal, LA9 4JG

- Central position for Kendal town
- Character property with a elegant reception
- The potential to create an open plan kitchen diner with garden access
- Private garden and allocated parking
- Outstanding views across Kendal town
- Over three floors with impressive feature beams
- Three bedrooms and two bathrooms
- EPC D

£325,000



High Fellside, , Kendal, LA9 4JG - £325,000

DESCRIPTION

Centrally located in the market town of Kendal, High Fellside is a sought after residential development. The accommodation is bright light and spacious across three floors, offering fantastic views over the roof tops of Kendal, towards Benson Knott and the South Lakeland fells. There's allocated parking and a private garden. Three bedrooms. Grand reception/dining room. Two bathrooms and a beautiful vaulted open plan landing with feature beams, being an ideal office space. The lower ground floor locates, an additional reception room and a kitchen diner, both with French doors accessing the garden.

This charming town house offers space, light and dramatic views, making High Fellside a fantastic base for Kendal's many facilitates and those wanting to have access to the Lake District. Please note holiday letting the property is prohibited along with any type of business use.



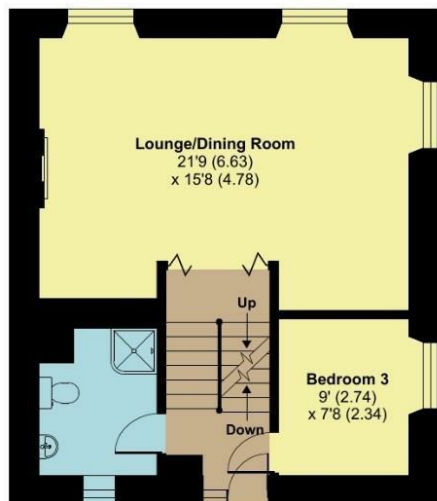




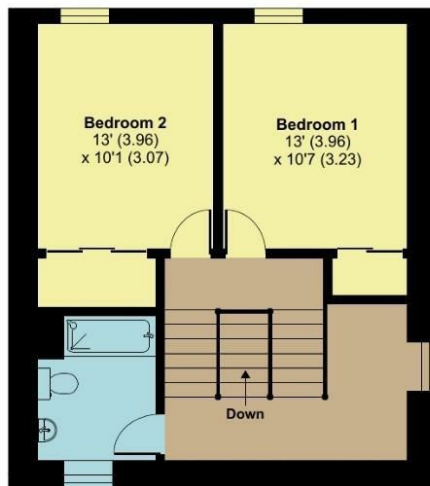
High Fellside, Kendal, LA9

Approximate Area = 1426 sq ft / 132.5 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.8 SQ M
(536 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 49.7 SQ M
(535 SQ FT)



LOWER GROUND FLOOR
APPROX FLOOR
AREA 33.0 SQ M
(355 SQ FT)



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hunters Property Group. REF: 956327

Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

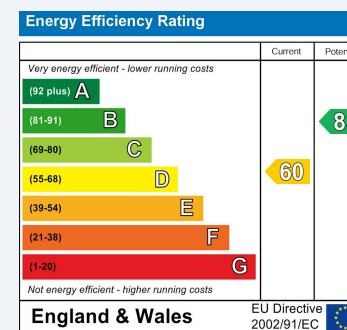


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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

