

Attractive and Interesting Freehold Property

For Sale

Fellside Centre and Adj House Low Fellside Kendal LA9 4NH



Mixed office/residential property

Kendal is an attractive market town situated on the edge of the Lake District and known as the gateway to the Lakes being situated approximately 20 miles north of Lancaster, 33 miles from Barrow in Furness, 60 miles from Carlisle and 8 miles from access to the M6 motorway at Junction 36. The town has a resident population of approximately 25,000 but draws on a wider catchment population from a number of villages and affluent rural hinterland.

Location

The property occupies a most convenient position on the Fellside area of Kendal approximately 300 yds west of the town centre and benefits from commanding views over the surrounding area. Access to the town centre is extremely easy down one of the many Kendal alleyways with local

shops, Booths Supermarket, Library and the Post Office all nearby.

Description

The premises comprise a substantial 2 bedroom house which still retains many of the original features having been built in excess of 100 years ago. At right angles to the house is a large property known as Fellside Studio which was a former school and on the ground floor is arranged in effectively 2 large areas which at the outset was the main hall for the school.

Accommodation

Ground Floor

Bedroom No 1	10'0" x 12'4"
with adj. bathroom	9'10" x 14'0"
Bedroom No 2	20'0" x 9'9"
inc. galley kitchen.	
Toilet with wc, whb; door to outside.	

First Floor

Office	8'6" x 19'10"
Lounge/kitchen/dining room	21'0" x 20'2"

Fellside Studio

Ground Floor

Dining kitchen	442 sq ft
Main hall	887 sq ft
Rear store	203 sq ft
with wc, whb and shower.	

First Floor

Entrance Lobby	70 sq ft
Room No 1	121 sq ft
Room No 2	594 sq ft
Room No 3	435 sq ft
Hall	114 sq ft
Toilets	

Second Floor

Room No 4	225 sq ft
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Outside

Car parking for some 5/6 private vehicles.

Tenure

The whole of the premises are freehold, free from encumbrances. There is an established right of way across the front of the 2 adjacent properties in order to access the house and Fellside Studios.

Rateable Value

Applicants are advised to make their own enquiries of the Local Rating Authority, SLDC, Tel: 01539 733333.

Price

Offers in the region of £375,000 for the whole of the property.

N.B

This property offers a rate opportunity to acquire a unique parcel of property in the attractive Fellside area of Kendal which is extremely convenient to the town centre and yet is within easy reach of the open countryside to the west in particular. Some modernisation of the house is necessary and there is considerable scope for redevelopment/refurbishment of the Fellside Studio although it is currently used for a number of different businesses which take full advantage of the current layout of the accommodation.

EPC

To be provided.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for VAT and VAT is therefore not charged on the sale price.

Viewing

Peill & Company – Andrew Peill dealing. Contact 0845 450 4444 or (kendal@peill.com) for viewings.

