



MILNE MOSER
SALES + LETTINGS



Flat 1 Galloway House
Yard 44
Stramongate
Kendal
LA9 4BD

£150,000





Located close to the town centre, Galloway House is a prominent building with an historic and rich past. Grade II listed, the property has formerly been a coaching inn, meeting rooms and a public house. Converted in recent years into individual five unique flats, features and character have been retained combined with modern fittings. The last of the apartments to be released to the market, the property is accessed from the ground floor and has accommodation over two levels. Both bedrooms are doubles and have views towards Castle Hill and there is an impressive open plan lounge dining kitchen area. There is a shared courtyard area along with a cellar room divided into storage space for each flat. Available with no onward chain.

ACCOMMODATION

Entering via the ornate communal gate from Stramongate, a characterful door with circular window leads into:

OPEN PLAN LOUNGE DINING KITCHEN

21' 5" x 18' 1" (6.53m x 5.51m)

Two double glazed sash window with slate sills face the front aspect. A good sized room with ample space for lounge and dining suites. The Grade listed stairs lead to the first floor and there is a useful cupboard under.

The kitchen area is fitted with cream and grey shaker style base and wall units with wood block worktops and a butler sink. Gas hob, electric oven, plumbing for a washing machine and space for a fridge freezer. Wall mounted Vaillant boiler, downlights throughout and television and telephone point. Fireplace recess with slate hearth.

STAIRS AND LANDING

The painted staircase with hanging feature light leads to the first floor.

BEDROOM

14' 9" x 9' 3" (4.5m x 2.82m) max

A sash window faces the front aspect with outlook over New Road towards Castle Hill. Radiator, downlights, television aerial point and a built in wardrobe.

BEDROOM

14' 9" x 8' 5" (4.5m x 2.57m)

Also facing the front and having a pleasant view, the second double bedroom has a television aerial point, radiator and downlights. Sash window.



ACCOMMODATION CONTINUED

BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m)

Fitted with a white suite comprising bath with shower over, a vanity wash hand basin and concealed cistern wc. Shaver point extractor and chrome heated towel rail. Tiling to the walls and downlights to the ceiling.

EXTERNAL

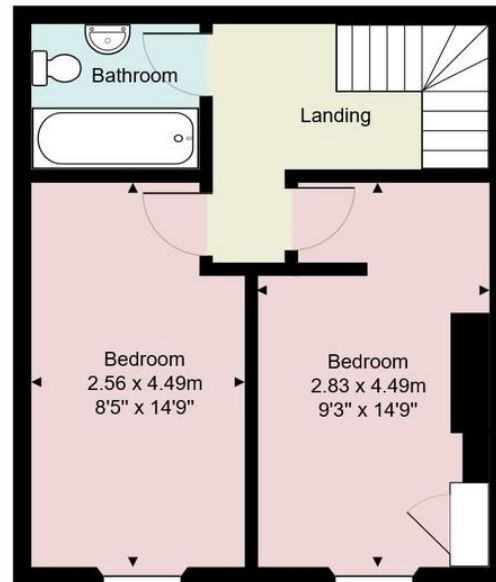
The communal yard is flagged with an attractive bespoke wrought iron gate leading onto Stramongate. There is external lighting and a bin store area. A locked communal door leads to the cellar area with each flat having an allocated secure metal storage cage.



FLOOR PLAN



Ground Floor



1st 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

DIRECTIONS

From our offices, proceed on foot towards the Town Hall and onto the pedestrianized zone. Turn right by the bandstand/birdcage and follow Finkle Street, across the junction with Kent Street and onto Stramongate. At the pedestrian crossing proceed straight over with Galloway House being on the corner

GENERAL INFORMATION

Mains Services: Water, Gas Electric and Drainage

Tenure: Leasehold. A new lease will be granted on completion.

Please note that holiday lets are permitted.

Council Tax Band : B

EPC Grading: C

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