



The Conifers
Parkside Road | Kendal | Cumbria | LA9 7LG

FINE & COUNTRY

Welcome to The Conifers, Parkside Road, Kendal, LA9 7LG

Don't miss viewing one of Kendal's best kept secrets! What was previously a much-loved family home for nearly 50 years, with exceptional views across the town up towards the Lakes, Scout Scar and surrounding fells, The Conifers has now had a structural engineer's report recommending that the current property should be demolished and is therefore an excellent development opportunity for anyone looking for their new main residence. This is an ambitious project but one that is designed to maximize the potential of the newly built home.

A scheme has been granted planning permission by Westmorland and Furness Council on the 11th July 2025, reference 2024/0992/FPA. Full details may be viewed online by visiting www.southlakeland.gov.uk. The new dwelling would provide approx. 4100 sq ft of gross internal area and accommodation over two floors comprising on the ground floor the entrance hall, boot room/utility, cloakroom and integral access to a double garage which has a home office and store above accessed by a separate staircase. The living space offers a fabulous open plan south facing kitchen living-dining space with separate pantry and a door leading out onto the patio terrace. In addition, there is a triple aspect sitting room with fireplace taking in the panoramic views of the garden and paddock. Upstairs there are four large double bedrooms all enjoying fantastic views, a four-piece family bathroom suite with three of the bedrooms also having ensuite shower rooms and the principal bedroom benefitting from a walk-in dressing room. Plans and a structural report can be seen via contacting our Windermere office.



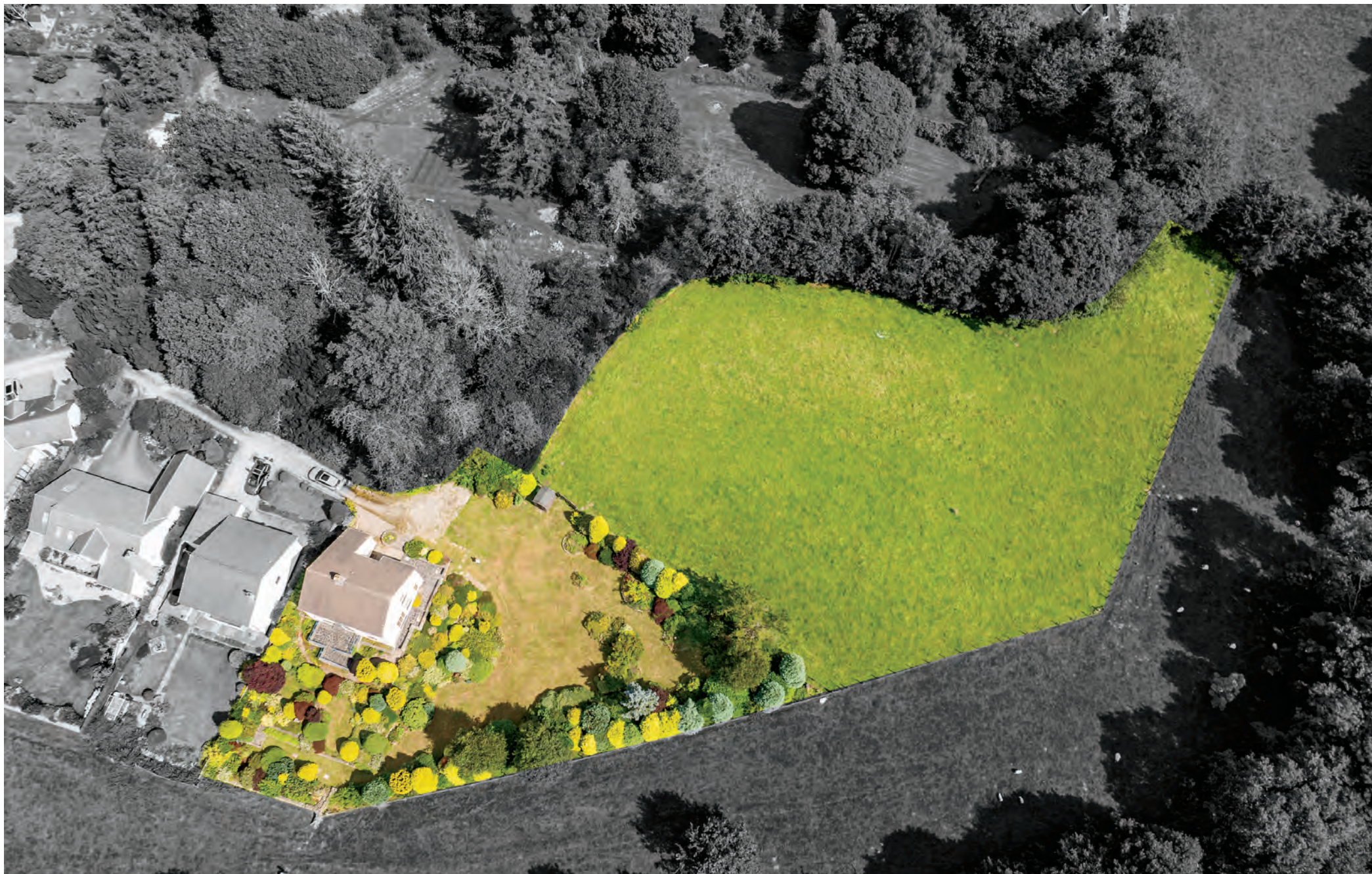
An excellent location on a substantial plot to build a brand-new home!"





Location

The Conifers is not only a rare opportunity but a real hidden gem, with great potential for those looking to apply their own stamp to a fantastic family home. Situated at the end of a private drive and within walking distance to Kendal town center, close to good local schools, all the amenities Kendal has to offer, plus transport links with easy access to the Oxenholme mainline station and the M6 motorway.



STEP INSIDE

As it stands, you enter the house into the hallway to see its original open polished wooden staircase and fitted cupboards, plus that all important downstairs WC and useful cloaks cupboard housing the gas boiler with indoor access to the spacious integral garage. Straight ahead off the hallway is a glazed panelled door and side screen leading to the living room with stone fireplace and sliding patio doors that open out onto a Burlington slate terrace, where you can sit and enjoy the afternoon and evening sunsets whilst soaking up the fine westerly views. Double doors then open up into the dining room, a dual aspect room with spectacular views, feature wood paneling and a serving hatch to the kitchen. Next door is the kitchen, again enjoying a dual aspect and a fitted range of wall and base units, built in oven and four ring electric hob with extractor over, plus plumbing for washing machine and space for fridge freezer.

Heading up to the first floor, is the landing with a deep shelved linen cupboard, 4 good sized bedrooms with bedrooms 1 & 2 offering fitted wardrobes and a shared balcony overlooking the excellent views. There is also a family bathroom with great potential for a four-piece suite.

An Excellent Development Opportunity

The Conifers has previously been much loved as a family home for almost 50 years. It's hard not to be impressed by the setting, it's unique, nestled at the top of a sloping site it enjoys great views across Kendal town and towards the Lakeland Fells beyond - this view, especially on a winter's morning with snow on the tops is particularly special.

The current owners realise that the property requires either a complete overhaul or alternatively a more ambitious scheme involving demolition to make way for an exciting, contemporary new build project. With this in mind, planning permission has been granted for the demolition of the existing building and new plans have been drawn up. You could of course have a totally different scheme in mind...

LANQUEST



PROPERTIES LTD

DESIGN AND CONSTRUCTION

NEW BUILD REFURBISHMENT CONVERSION EXTENSION

Cartfoot Lodge, Rignaden, Manselgh, Cumbria LA6 2ET.
Telephone: 07792011763 E-Mail: info@lanquestproperties.co.uk

Notes:



Scale Bar - metres

Revision	Date	Description	Initial

Client: Les & Dawn Bellinger

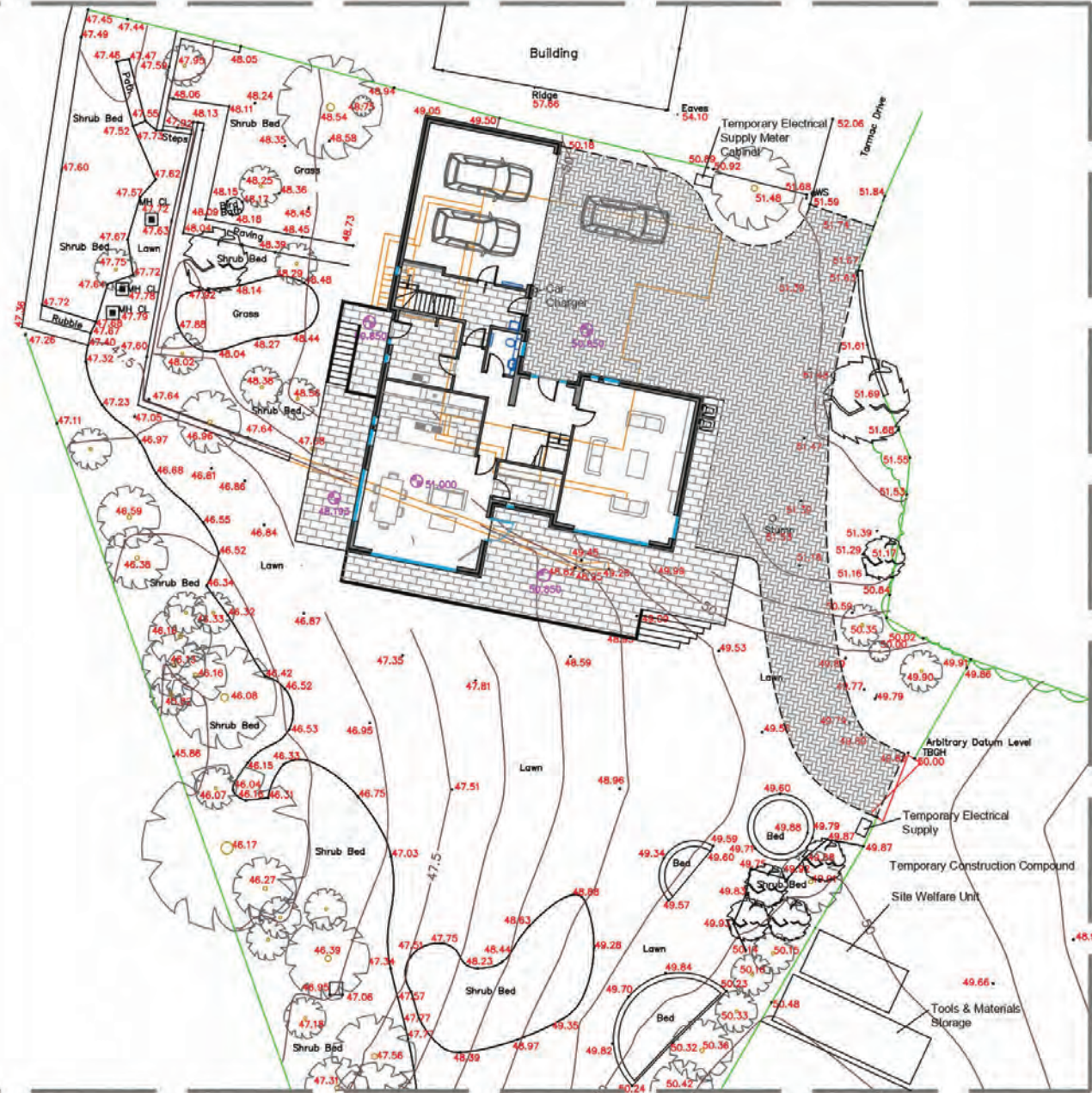
Project: Replacement dwelling at The Conifers, Parkside Road, Kendal LA9 7LG

Title: Site Layout - Proposed - DRAFT C

Drawing: 2023/05/P/11 Date: 15th January 2024

Drawn: C.J.L. Richardson Scale: 1:200 A3 / 1:100 A1

DO NOT SCALE THIS DRAWING





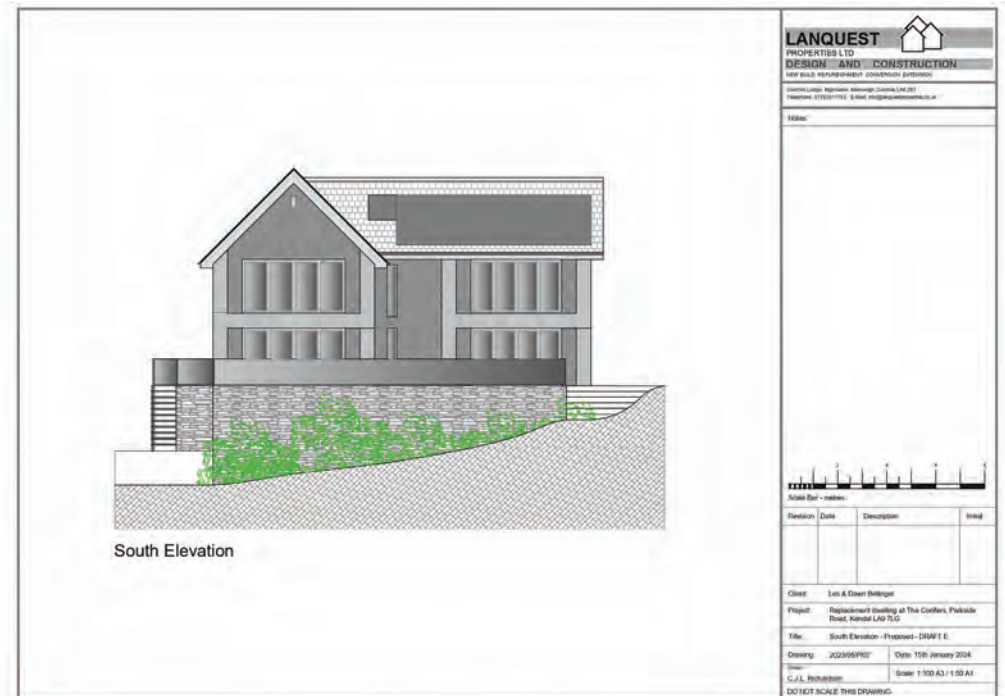
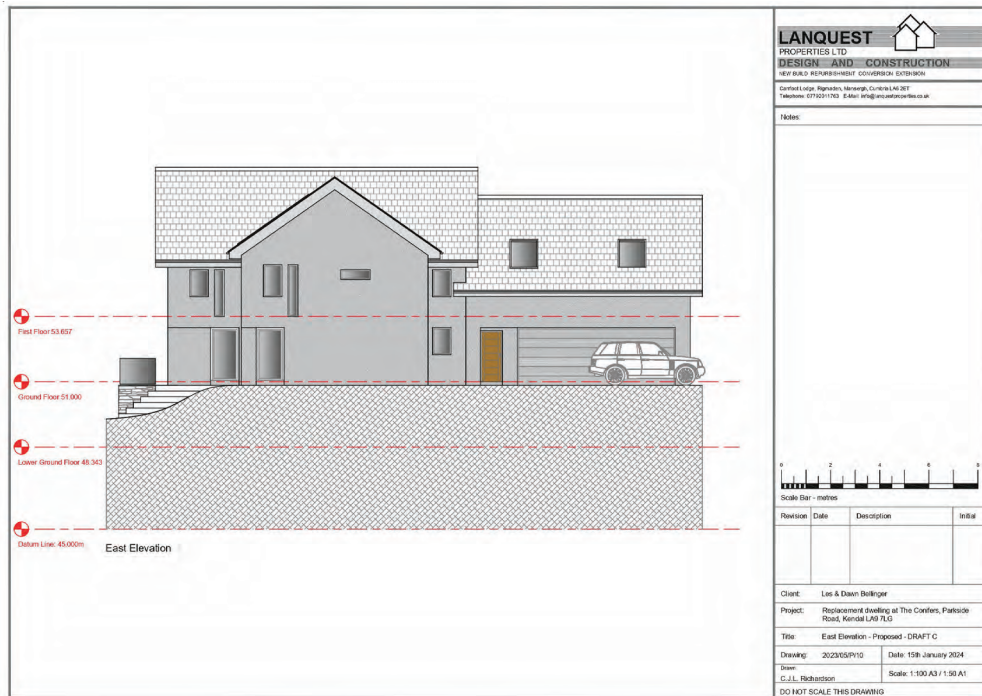
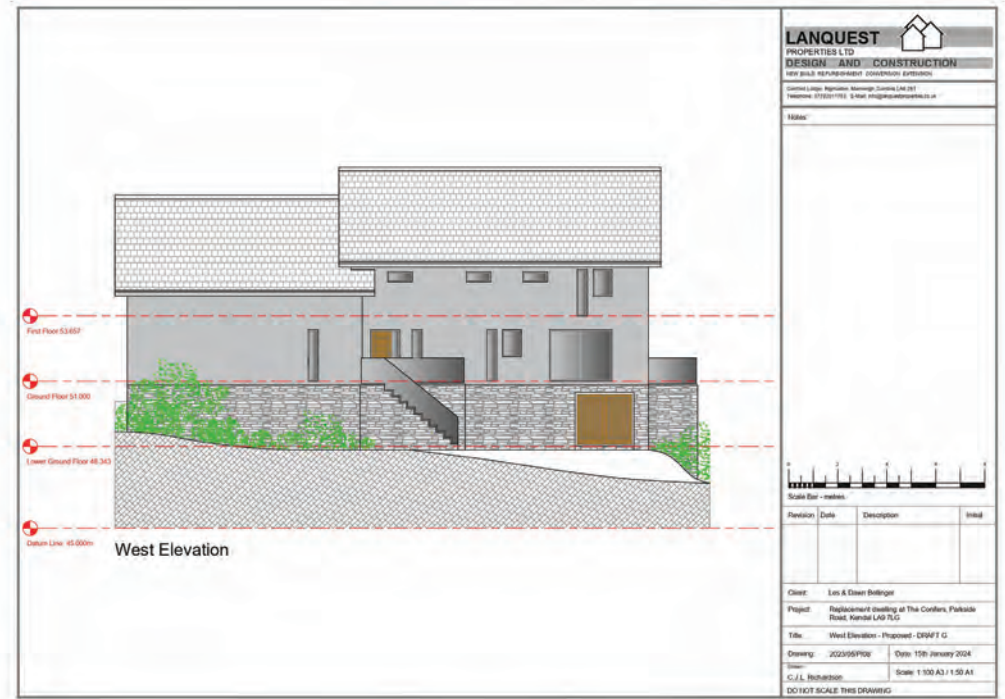
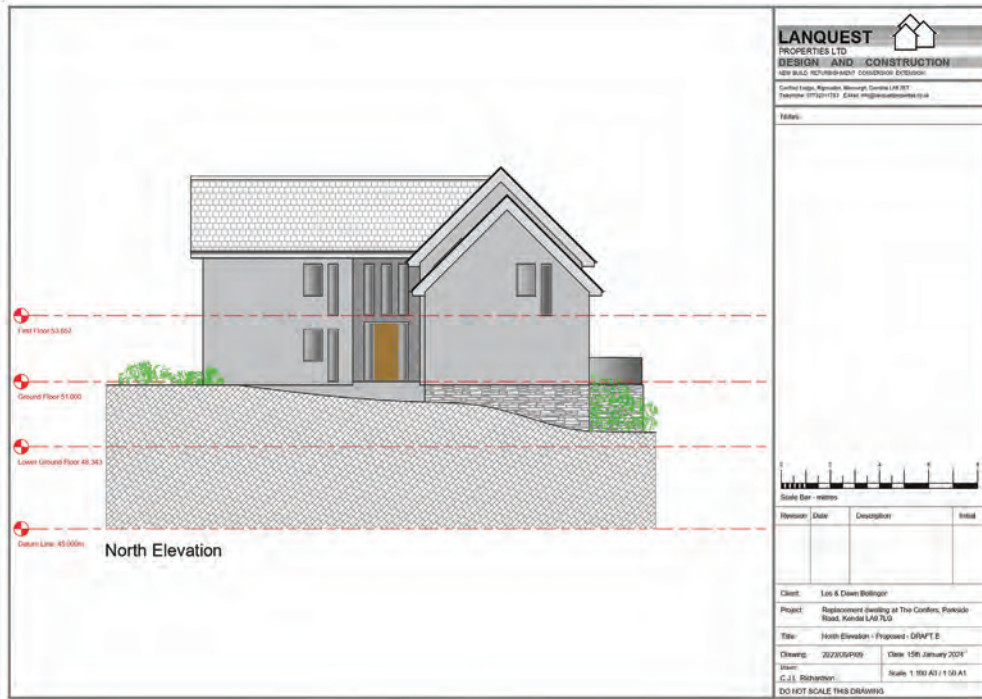
Step Outside

The gardens and grounds extend to approximately 1.7 acres with plenty of space for all to enjoy. The property sits in the most perfect setting with simply stunning views as far as the eye can see and yet the delightful gardens offer privacy and seclusion. Boasting a wide selection of specimen trees, colourful plants and shrubs, this land is perfect for any keen gardener.

The lawns are well tended and there are many sheltered seating areas that offer a great space for entertaining guests and enjoying the sunshine. Additionally, the terrace and balcony to the west offer potential for sheltered seating whilst looking out to the stunning views across the town. Finally, the property currently boasts off road parking for 3/4 cars with a useful integral garage, perfect for additional storage or to fit an extra car.

Please note: The meadow immediately in front of the property is jointly owned by 4 other neighbouring properties offering true protection against any further development or impingement of the superb westerly views.

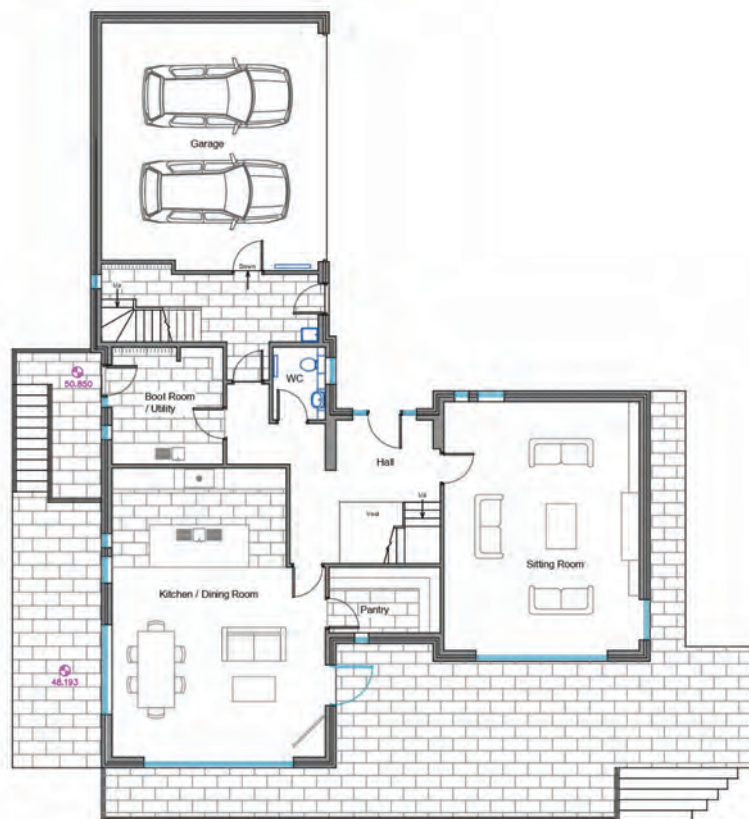




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Below 35 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Lower Ground Floor



Ground Floor



First Floor

FURTHER INFORMATION

On the road

Kendal 1.6 miles	
Bowness on Windermere	10.9 miles
Ulverston	24.9 miles
Barrow in Furness	34.5 miles
Manchester	73.1 miles

Transport links

Kendal railway station	1.5 miles
Oxenholme railway station	2.2 miles
M6 J36	8 miles
Manchester airport	82.6 miles
Liverpool airport	88.2 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Mobile and broadband services

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Rail Journeys

Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station at Kendal Railway Station providing connections to Oxenholme station.



Directions

what3words

///define.tested.teach

Use Sat Nav LA9 7LG with reference to the directions below:

Proceeding up Parkside Road, continuing under the railway bridge and just before the junction with Sedbergh Road take the right turning by the lodge.

Follow the private drive down bearing right and continue along to the far end with The Conifers being the end property. You can then park on the drive to the front of the house and garage.

Services

Mains electricity, gas & water. Gas fired central heating from a gas boiler located in the hallway.

Drainage to a septic tank located at the bottom of the garden.

Places to visit

Kendal Wall, the Kendal Climbing Centre Kendal Snowsports Club
Pool and gym facilities at the Leisure Centre and Castle Green Hotel (Kendal)
Golf courses at Kendal, Burneside and slightly further afield in Windermere, Grange over Sands and Lancaster. There's also a golf driving range at Kendal.
Cinema and theatre at The Brewery (Kendal)
Other local theatres - The Old Laundry (Bowness on Windermere), Theatre by the Lake (Keswick) and The Dukes and the Grand Theatre (both in Lancaster)
Nearby cinemas - The Royalty (Bowness on Windermere) and Zeffirellis and Fellinis (Ambleside)
Sizergh Castle (National Trust) and Levens Hall, Leighton Hall and Holker Hall

Places to eat

A food lover's paradise, we were spoilt for choice and you will no doubt have your own favourites, but here is a selection

Informal dining, cafes and pubs

Charlies Café, Kendal
Marina View Restaurant, Windermere Marina
Boardwalk and Baha, both in Bowness on Windermere
Café Italia, San Pietro and Homeground, all in Windermere
The Punch Bowl at Crosthwaite
The Black Labrador, Underbarrow
Harry's Café Bar, Yew Tree Barn (architectural antiques and gallery), Low Newton
The Swan Hotel, Newby Bridge
The Masons Arms, Cartmel Fell
The Hare and Hounds, Bowland Bridge

Sport and Recreation

Sailing and boating on Windermere (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club), on Coniston (Coniston Sailing Club) and Ullswater (Ullswater Yacht Club).
Water sports and equipment hire at Fell Foot Park, Newby Bridge and wild swimming in many lakes and tarns.
The Cumbrian Cycle Way, a long-distance route of 302 miles around Cumbria passes through Ulverston.
Grizedale Forest - endless forest trails to explore on two wheels, foot or horseback as well as Go Ape tree top courses.
Parkrun on a Saturday morning at Fell Foot Park, Rothay Park, Ford Park, Barrow Park, Muncaster Castle
Cartmel Racecourse, a small National Hunt course with nine race days annually

Special occasions

Bankok 7, Kendal
Sapore, Kendal
Heft, High Newton
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel

Great walks nearby

Edging into Kendal is Benson Knott. A short drive will also take you to Cunswick Scar and Scout Scar, both popular local walks. Kendal is on the edge of the Lake District National Park where there are 214 Wainwright fells to explore.

Other walking locations

The Windermere Way, a 45 mile circuit of Windermere taking in the summits of Wansfell, Loughrigg Fell and Gummer's How as well as passing through the towns of Ambleside and Windermere.

The Cumbria Way, a linear 70 mile linking Ulverston and Carlisle, passing through Coniston and Keswick. Primarily a low-level route with some high-level exposed sections.

The Dalesway, a 78.5 mile footpath from Bowness on Windermere to Ilkley in Yorkshire.

Involving a drive, but well worth it, there are Yorkshire's Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) and Wainwright's 214 Lakeland fells to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the protected National Landscapes of Arnsdale and Silverdale.

Schools

Primary

Old Hutton CoE Primary School
St Mark's CoE Primary School, Natland
There is a choice of primary schools in Kendal
Sedbergh Preparatory School (Independent school at Casterton)
Windermere Junior School (Independent school at Windermere)

Secondary

Queen Elizabeth School and QESstudio (Kirkby Lonsdale)
The Queen Katherine School and Kirkbie Kendal School (both in Kendal)
Sedbergh School (Independent school at Sedbergh)
Windermere School (Independent school at Windermere)

Further Education

Kendal College
Barrow in Furness Sixth Form College, Barrow
University of Cumbria (Ambleside and Carlisle campuses)
Lancaster University

Guide price £ 5 9 5 , 0 0 0

Westmorland and Furness Council – Band F

Tenure - Freehold

follow Fine & Country Windermere on



Fine & Country Windermere
Windermere Office Ellerthwaite Square, Windermere, Cumbria, LA23 1DU
01539 733500 | sales@fineandcountry-lakes.co.uk

