



Kendal

£475,000

3 Beech Hill Terrace, Kendal, Kendal, LA9 4PP

An exciting opportunity to purchase a impressive Victorian four-bedroom family house in one of Kendal's very best conservation areas, boasting spectacular views over Kendal and the distant fells beyond. Standing in an elevated position, just off Low Fellside, this home is rich in original features and provides flexible living space across four floors. The accommodation comprises a splendid living room, a large sitting/dining room, a fitted kitchen, four bedrooms, two shower rooms and two useful cellar rooms.

The property also benefits from front and rear gardens, perfect for enjoying the serene surroundings. This charming home combines historical elegance with modern convenience, making it an ideal choice for families seeking a unique and spacious residence in a prime location. Don't miss out on this rare opportunity to own a piece of Kendal's rich heritage.

Quick Overview

- Imposing Victorian four bedroom family house
- Splendid living & sitting/dining room & fitted kitchen
- Four bedrooms
- Two shower rooms
- Front & rear gardens
- Superb views across Kendal & beyond
- Walking distance into the town centre
- Gas central heating
- Early viewing recommended!
- Fibrus & Openreach broadband available



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Fibrus & Openreach



On street permit parking

Property Reference: K6920



Entrance Hall



Fireplace



Living Room



Dining Room

Property Overview: 3 Beech Hill Terrace, is set in one of the town's most desirable residential areas, this property is just a short stroll from Kendal's bustling town centre, offering easy access to a variety of shops, restaurants and local amenities. The area is well-served by excellent transport links, making it ideal for commuters. Surrounded by the stunning landscapes of the Lake District, this location provides the perfect balance of urban living and natural beauty.

Laid out over four floors, this superb family home has been altered over the years for modern day living, yet has retained many of its original period features from plaster cornicings, to the fireplace, sash windows and so much more! The layout offers generous well balanced living space with two large reception rooms, a fitted kitchen on the ground floor and a two cellar rooms to the lower ground floor. Upstairs, on the first floor there are two double bedrooms, a single room and shower room. On the second floor there is large bedroom with ample storage and en suite shower room.

Entering through the front door, you're greeted by a welcoming entrance hall with an attractive wooden staircase, original deep plaster cornicing, ceiling rose and a feature arch leading to the stairs and access to both reception rooms.

Step into the charming living room, where a large bay window offers panoramic views across to Kendal and beyond. The room features a grand marble fireplace with a log burner, set on a tiled hearth with matching fireside alcoves. Original details, including deep plaster cornicing and a ceiling rose, enhance the timeless elegance of this inviting space.

The spacious sitting/dining room offers a seamless flow with a door leading to the rear garden, an archway to the kitchen and a door to the lower ground floor. It features an alcove with shelving and a storage cupboard.

The kitchen is fitted with base units and complementary work surfaces, featuring an inset sink and half with drainer with co-ordinating part-tiled walls and tiled floor. It includes an integrated washing machine and under-counter fridge, with space for a Range Master oven. Four Velux roof lights and a window to the rear provide abundant natural light.

Descending to the lower ground floor, you'll find two cellar rooms equipped with power, light, and water and wall mounted Vaillant boiler, offering ample storage space. A door provides convenient access to the front garden.

Heading to the first floor, you will find three well-appointed bedrooms and a shower room and a staircase leads up to the second floor.

Bedroom one is a spacious double room, offering those stunning panoramic views. Bedroom two is another good-sized double room, with a pleasant aspect to the rear.



Kitchen



Living Room



Bedroom Two



Bedroom Four



En suite shower room



Bedroom three/study

Bedroom three is a cosy single room, featuring an aspect to the front.

The spacious shower room features part-tiled walls, a heated towel rail and a window. An airing cupboard houses the hot water cylinder. The three-piece suite includes a corner shower cubicle, WC, and wash hand basin.

Ascending to the second floor, you'll find a spacious bedroom with ample under-eaves storage. This charming room benefits from an en suite shower room, which features a three-piece suite including a corner shower cubicle, WC and wash hand basin.

Heading to the outside of the property, the front boasts a small lawn area with a mature planted border and steps leading to the front door. To the rear, you'll discover a private tiered garden featuring a large paved patio, perfect for alfresco entertaining. Steps adorned with planted flower beds lead to the rear gate, creating a picturesque and inviting outdoor space.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

17' 3" x 12' 2" (5.26m x 3.71m)

Sitting/Dining room

19' 5" x 12' 2" (5.92m x 3.73m)

Kitchen

12' 0" x 10' 0" (3.66m x 3.07m)

Lower ground Floor

Cellar Room

11' 9" x 11' 0" (3.59m x 3.37m)

First Floor

Landing

Bedroom One

17' 1" x 11' 6" (5.21m x 3.51m)

Bedroom Two

12' 5" x 10' 5" (3.81m x 3.20m)

Bedroom Three/Study

7' 2" x 6' 11" (2.19m x 2.11m)

Bathroom

Second Floor

Bedroom Four

15' 11" x 14' 2" (4.86m x 4.34m)

Ensuite Shower Room



Bedroom One



View from Bedroom one



Rear Garden



Shower Room



Views

Parking: On street permit parking.

Council Tax: Westmorland & Furness Council - Band D

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words Location & Directions [///thin.calls.could](http://thin.calls.could)

The property can be found by leaving the town on the Windermere Road and turning left onto Queens Road. Take the first turning left dropping down onto Low Fellside and turn right onto Beech Hill Terrace. Number 3 can be found on your left hand side.

Thoughts from the owner: "The house is so convenient for the town and the fellside with fantastic views".

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Beech Hill Terrace, Kendal, LA9

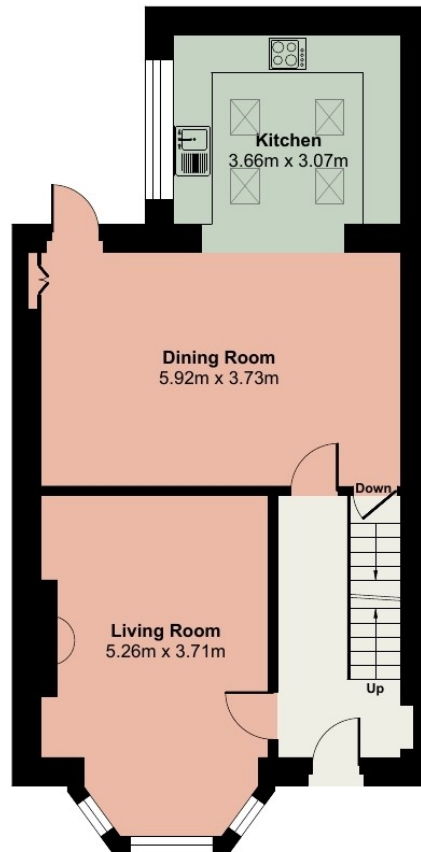
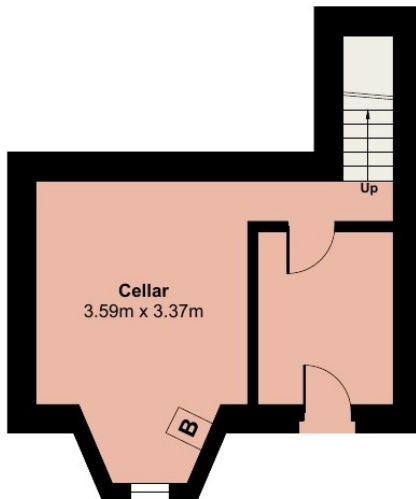
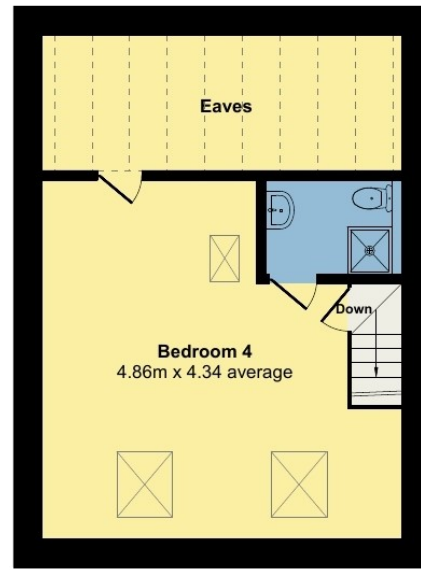
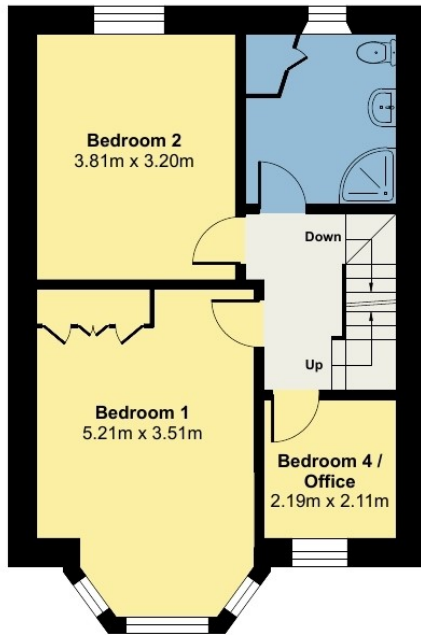
Approximate Area = 1852 sq ft / 172 sq m

Limited Use Area(s) = 146 sq ft / 13.5 sq m

Total = 1998 sq ft / 185.5 sq m

For identification only - Not to scale

Denotes restricted head height



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