



Stricklandgate

£175,000

3 Birch Yard, Stricklandgate, Kendal, Cumbria, LA9 4RA

Set in the vibrant heart of Kendal, this end-terraced cottage nestled within one of the town's many historic yards, 3 Birch Yard is charming and characterful. Benefitting from local amenities such as independent shops, wine bars and restaurants, The Brewery Arts Centre, riverside and Castle walks and transport links are close by, including Kendal bus and train station and mainline Oxenholme station for links to Euston and Glasgow and the M6 motorway, whilst being a short distance from the stunning natural beauty of the Lake District National Park.

As you step inside, you're greeted by the warmth of hardwood oak flooring that flows seamlessly through the open-plan living and kitchen area. Here, a cast iron decorative fireplace serves as a charming focal point.

Quick Overview

Splendid End Terrace Cottage

Nestled in one of Kendal's historic yards

Ready to move into and enjoy!

Two Bedrooms

Fabulous open plan living area

Early viewing recommended!

Kendal Train and Bus station closeby

Convenient location for town centre

Pretty communal cottage garden

Superfast Broadband



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Superfast
available

Property Reference: K7051



Main Living area



Living area



Kitchen



Bedroom One

The dual-aspect space is bathed in natural light, enhancing the open-plan design that connects effortlessly to the kitchen. The well-appointed kitchen with fitted base units features a breakfast bar with a range of integrated appliances including a NEFF oven, fridge, freezer, washer/dryer, dishwasher and a four-ring induction hob with an extractor fan. The kitchen also offers a practical sink unit making it both stylish and functional.

Ascending the stairs, you'll find two thoughtfully designed bedrooms. The spacious double bedroom provides a tranquil haven with built in wardrobes while the second bedroom boasts a unique single cabin bed with a mezzanine level for occasional use. This charming space with its vaulted ceilings, exposed beams, and Velux windows is ideal for a snug retreat or creative workspace complete with built-in shelving.

The house bathroom is elegantly appointed with a panelled bath with shower over, a wash basin, WC and a heated towel rail.

The property also has a communal courtyard perfect for relaxing on a summers evening.

This cottage, brimming with character features and stylishly presented throughout, is a rare find in Kendal's bustling town centre. Early viewing is highly recommended to fully appreciate the charm and potential of this unique home. Don't miss the opportunity to make this enchanting home your own.

Accommodation with approximate dimensions:

Ground Floor

Living Room/Kitchen

17' 11" x 13' 1" (5.48m x 4.01m)

First Floor

Bedroom One

10' 1" x 9' 6" (3.08m x 2.91m)

Bedroom Two

11' 11" x 5' 11" (3.64m x 1.82m)

House Bathroom

Property Information:

Council Tax: Westmorland and Furness Council Tax - Band B.

Services: Mains gas, mains water, mains electricity and mains drainage.

Tenure: Leasehold - Held on the balance of a 250 year lease from 9th August 2004 years are 229 years remaining.

Service Charge: - £680 per year to include buildings insurance and communal lighting + £160 per annum for accountancy fees, payable to Birch yard management limited

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

What3Words & Directions: [///sprint.clap.gangs](https://www.what3words.com/sprint.clap.gangs)

From our offices on foot cross the road and access to the Yard is gated. Head through and 3 Birch Yard will be found to your left hand side.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



Bathroom



Mezzanine level

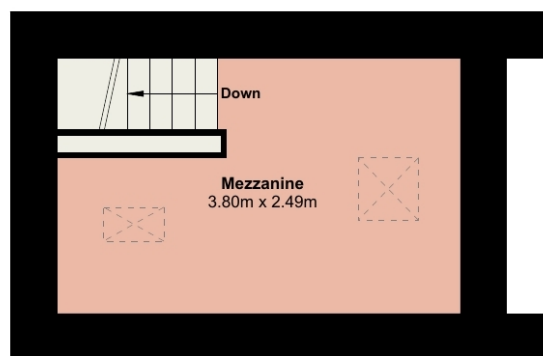


Patio area

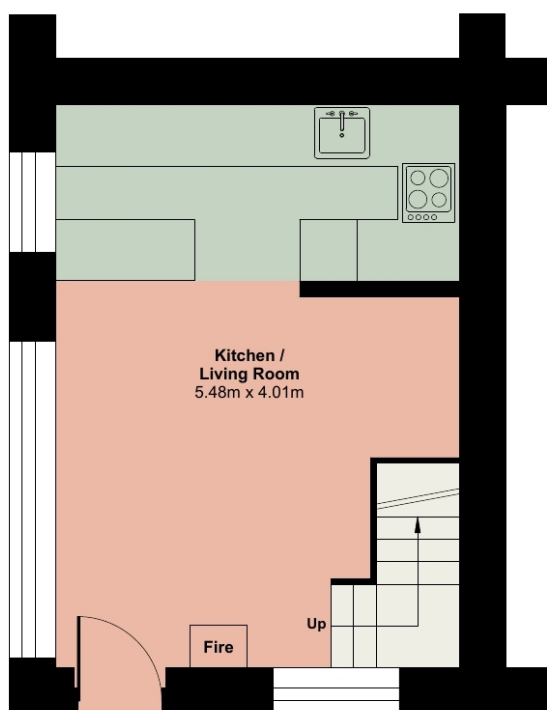
Birch Yard, Stricklandgate, Kendal, LA9

Approximate Area = 593 sq ft / 55 sq m

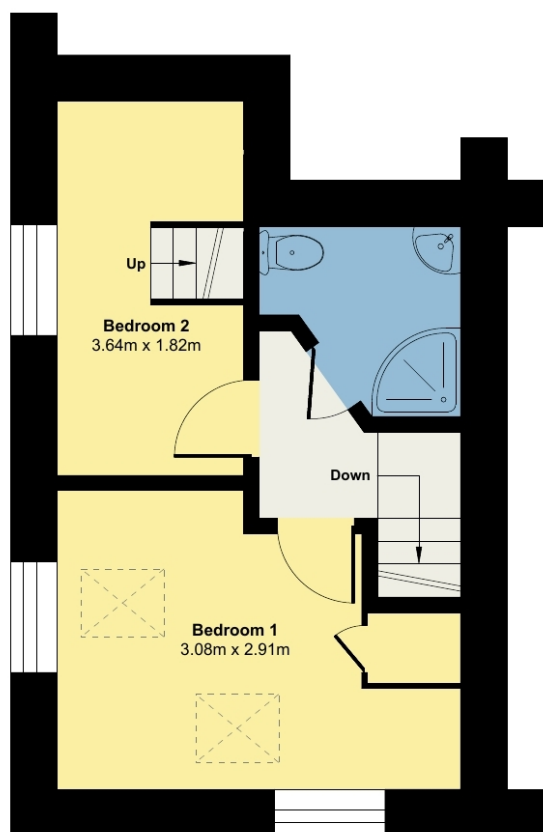
For identification only - Not to scale




MEZZANINE



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1262191

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