



Kendal

£265,000

28 High Fellside, Kendal, Cumbria , LA9 4JG

Located in Kendal, 28 High Fellside enjoys an enviable position that combines tranquillity with convenience. Set in one of the town's 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.

This unique three-bedroom, one bathroom home spread over three levels provides the new owner an opportunity to bring their own ideas and create a dream home with picturesque views.

Quick Overview

- Stepped Mid Terraced Townhouse
- Three bedrooms
- Living/dining room
- Arranged over three floors
- Terraced Patio Garden
- Splendid far reaching views
- Convenient location for town centre
- No upward chain!
- Allocated parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Allocated
Parking

Property Reference: K7050



Living/Dining Room



Living/Dining Room



Kitchen



Patio

Entering through the front door into the light entrance hall there is room for hanging up coats and shoes. As you enter you will find the living room and kitchen. The living room is an inviting space with both a front aspect and access to the rear patio. There is access to an under stairs store. This room offers the perfect place to relax and spend time with loved ones.

The fitted kitchen has a range of base and wall units and work surfaces with a stainless steel sink. Its well-equipped with kitchen appliances including a 4 ring gas hob, oven and plumbing for a washer/dryer.

As you head up to the first floor you will find a cloakroom with a WC and wash basin. Bedrooms two and three can be found on your left, both enjoying far reaching outlooks.

Back to the landing you take the stairs up to second floor. On this floor you will find one double bedroom enjoying outstanding views over Kendal, providing excellent vantage points to enjoy the panoramic scenery.

To complete the picture, the house bathroom is located on this floor comprising a WC, wash basin and panelled bath with shower over.

Outside to the rear of the property, having access from the living room consists of a flag-paved terraced patio garden, designed for minimal maintenance. As you head up the steps surrounded by shrubs there is a seating area allowing for unobstructed views across Kendal town and beyond to surrounding fells, making it a delightful spot to relax and enjoy the surroundings. To the front of the property there is also a small front garden.

Accommodation with approximate dimensions:

Ground Floor

Living Room 17' 8" x 13' 3" (5.41m x 4.05m)

Kitchen 8' 0" x 7' 0" (2.44m x 2.15m)

Under stairs Store

First Floor

Cloakroom

Bedroom Two 8' 9" x 7' 0" (2.69m x 2.14m)

Bedroom Three 8' 6" x 7' 0" (2.61m x 2.14m)

Second Floor

Bedroom One 17' 8" x 9' 10" (5.40m x 3.00m)

House Bathroom

Property Information:

Tenure: Freehold.

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

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

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

What3Words & Directions: [///loose.month.smiled](https://www.what3words.com/loose.month.smiled)

Found in the heart of Kendal Town Centre the development of High Fellside is approached by taking Allhallows Lane opposite the Town Hall, proceed up the hill and take the 2nd turning right into Belmont proceed to the bottom of the road and turn right into High Fellside. Follow the road right down to the bottom and swing sharp round to the right for visitors parking. Number 28 parking can be found just at the top of the steps towards the Town Hall. Number 28 is a short way down the steps on the 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 One



Bedroom Two



Bedroom Three



View

High Fellside, Kendal, LA9

Approximate Area = 825 sq ft / 76.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1262255

A thought from the owners... Quiet town centre location with fabulous views over Kendal and easy parking. Bright, spacious rooms and convenient outdoor space.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/04/2025.

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