



Kendal

£225,000

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*



3



1



1



C



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)

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Bedroom One



Bedroom Two



Bedroom Three

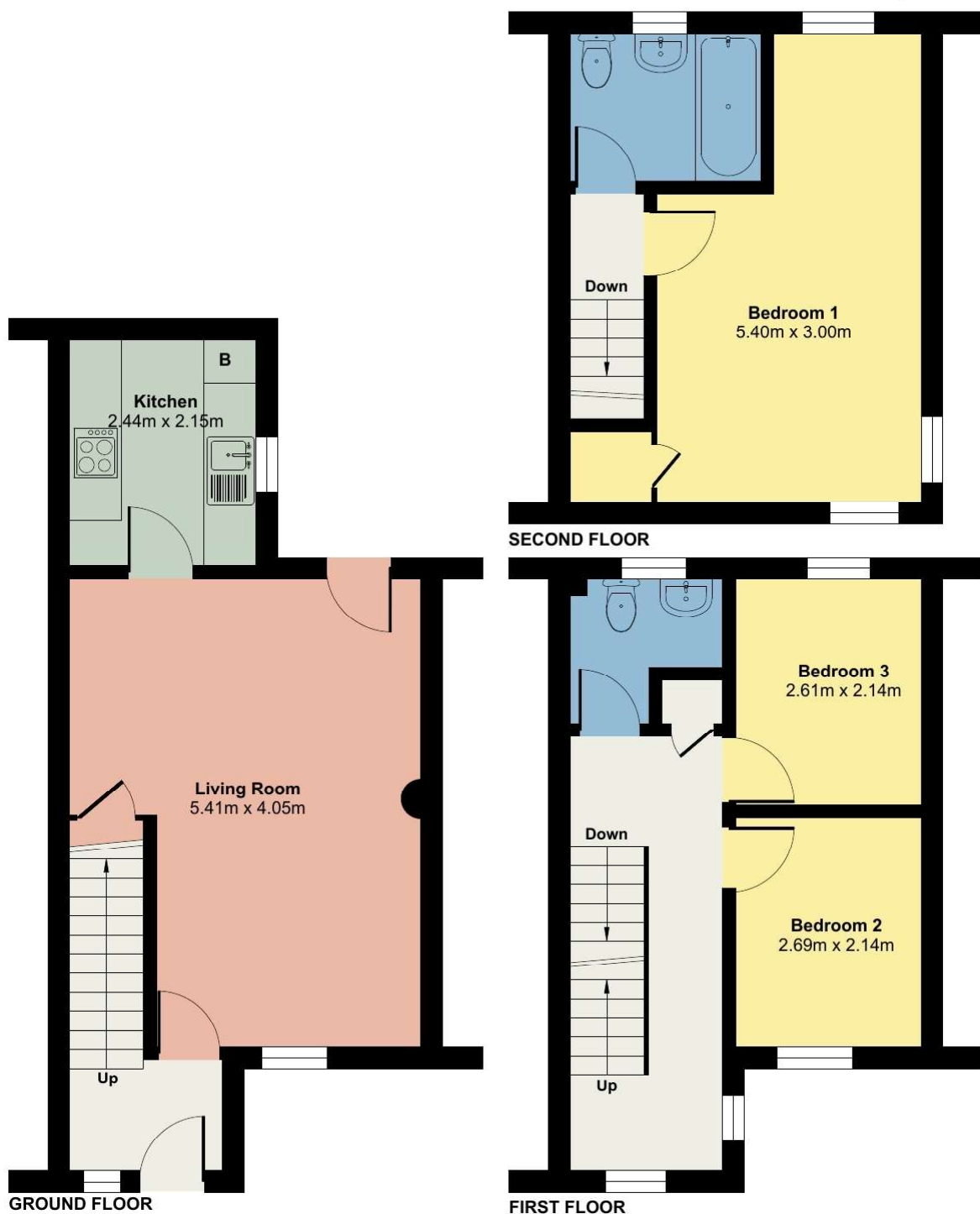


View

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.

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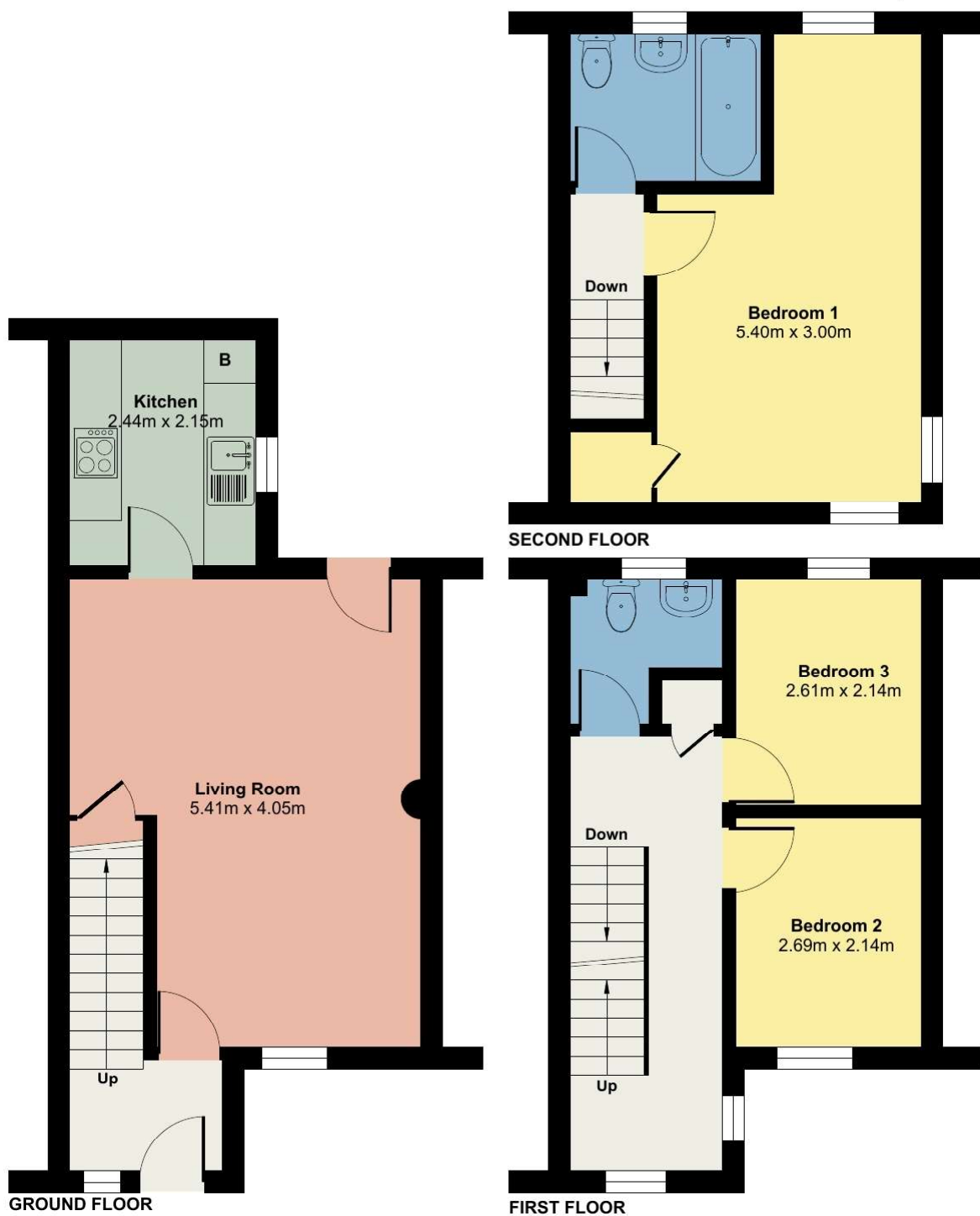


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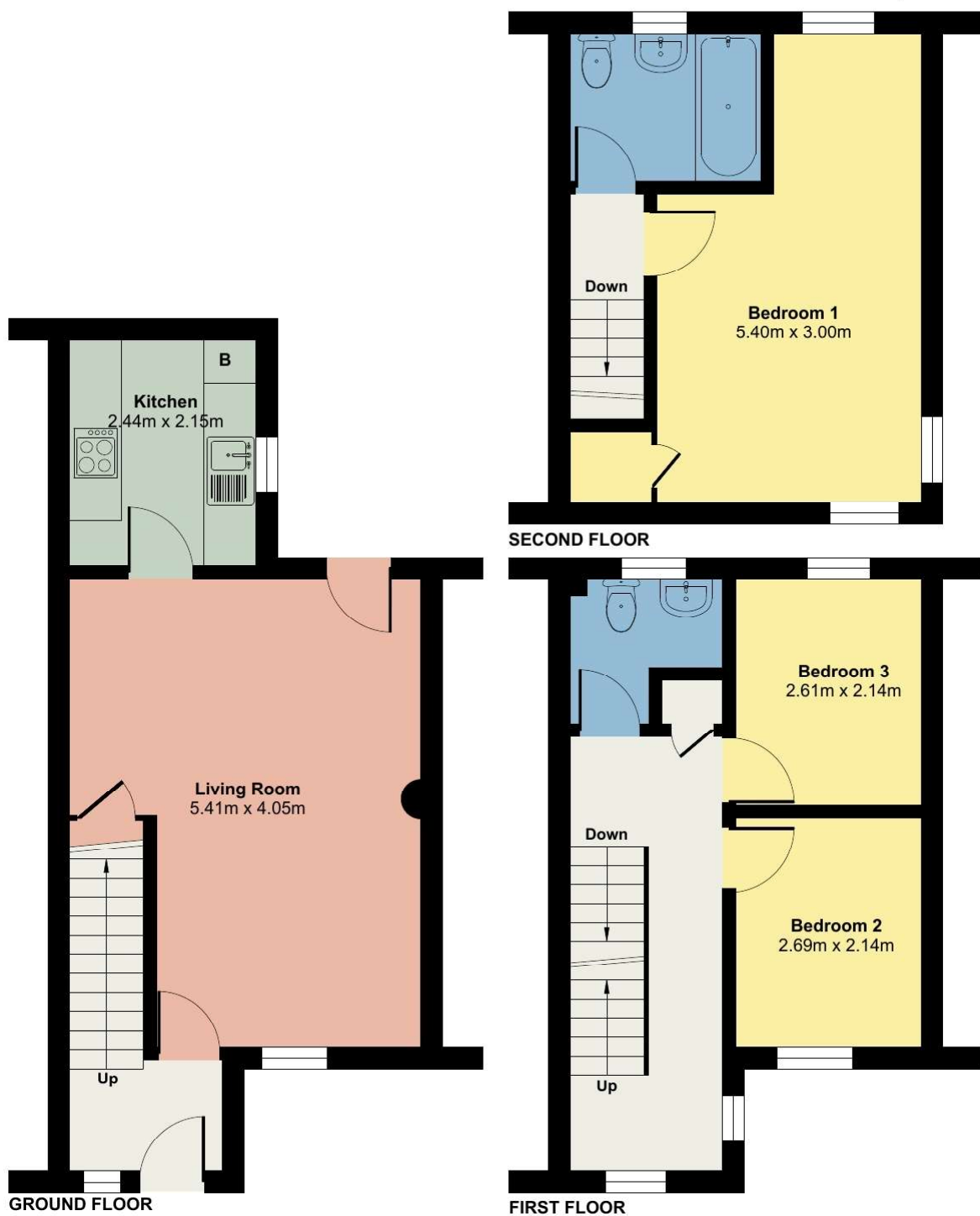


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