



## Kendal

£285,000

3 West Grove, Kendal, Cumbria, LA9 4PN

3 West Grove is an exceptional Victorian three-bedroom family home situated in one of Kendal's most desirable conservation areas. Positioned just off the prestigious Queens Road, this beautiful property enjoys an elevated setting with panoramic views over the town and the distant fells beyond. Rich in character and original features, the home has been thoughtfully updated for modern living, offering well-proportioned and flexible accommodation arranged over three floors.

Located within easy walking distance of Kendal's vibrant town centre, the property provides convenient access to a wide range of shops, restaurants, cafés, and essential amenities. Excellent transport connections make this a practical base for commuters, while the surrounding Lake District landscape offers a unique blend of natural beauty and outdoor adventure. The combination of town convenience and scenic tranquillity makes this an ideal setting for families and professionals alike.

### Quick Overview

Historic victorian three bedroom family house  
 Splendid living room & Seperate dining kitchen  
 Front and Rear Garden  
 Modern Fitted Kitchen and Bathroom  
 Underfloor heating in the Dining Kitchen  
 Superb views across Kendal & beyond  
 Walking distance into the town centre  
 Well Presented throughout  
 Early viewing recommended!  
 Ultrafast Broadband Available



3



1



2



D



Ultrafast  
Broadband



On Street  
Parking

Property Reference: K7079





Living Room



Dining Kitchen



Dining Kitchen



Bedroom One

The moment you step through the front door, you are welcomed by a bright and inviting hallway, filled with natural light thanks to a Velux skylight above. The warmth of the original wooden flooring and the character of the traditional staircase set the tone for the rest of the home. To the front of the property, the living room is a standout space, featuring a large bay window that frames stunning views across Kendal. A log-burning stove, set on a tiled hearth with cosy fireside alcoves, creates a perfect space for relaxing.

To the rear of the ground floor, the property opens into a recently updated dining kitchen that serves as the true heart of the home. This spacious area has been designed with both style and functionality in mind, featuring sleek grey wall and base units, underfloor heating, and modern tiled walls and flooring. High-quality appliances include a Bosch four-ring induction hob, an AEG oven and grill, an integrated dishwasher, and a stainless steel sink. A separate breakfast bar provides additional storage and space for a fridge/freezer. Adding a touch of character and practicality, a charming Esse Bakeheart stove offers both heating and a unique cooking option.

Beyond the kitchen lies a useful rear outbuilding, currently used as a practical coat and shoe storage area. This space also includes a separate WC and an additional storage cupboard, making it ideal for busy day-to-day living. From the kitchen, direct access leads down to the lower ground floor, where a spacious and functional cellar has been adapted into a hidden-away utility room. With natural light from a small window and plumbing for a washing machine and dryer, this area offers excellent additional space for laundry tasks and storage.

The first floor is home to three well-proportioned bedrooms and a stylish house bathroom. The principal bedroom, located at the front of the property, is a generously sized, peaceful retreat that captures the exceptional front-facing views. This room combines comfort and charm, offering a restful space that feels connected to the surrounding landscape. The second bedroom, with a rear aspect view, is both spacious and serene-ideal for guests or children. The third bedroom is currently used as a home office but could easily serve as a single bedroom or nursery, offering flexibility to suit a variety of needs.

The modern house bathroom has been finished in calming, neutral tones, with tiled walls and wood-effect flooring that give it a contemporary yet inviting feel. It features a panelled bath with an overhead stainless steel shower and separate handheld attachment, a WC, pedestal wash basin, and an illuminated mirror. A built-in cupboard cleverly houses the Worcester boiler while also offering useful storage for toiletries and towels.

The property also benefits from a loft area that has been partially boarded out by the current owners, providing an excellent storage solution and potential for future use, subject to the necessary permissions. Throughout the home, charming period features such as timber sash windows and original fireplaces have been preserved, adding to the warmth and individuality of the space. With gas central heating and thoughtful modern updates, this home offers a perfect blend of old and new.

A rare opportunity to own a character-filled period home in one of Kendal's most prestigious settings. With breathtaking views, stylish





Bedroom Two



Bedroom Three





Bathroom



Bathroom



Dining Kitchen



Living Room

modern upgrades, and generous living space, this is a property that offers timeless elegance and practical living in equal measure.

**Accommodation with approximate dimensions**

**Ground Floor**

**Living Room** 15' 9" x 11' 1" (4.82m x 3.39m)

**Dining Kitchen** 15' 7" x 14' 11" (4.76m x 4.57m)

**Lower Ground Floor**

**Cellar** 15' 7" x 14' 11" (4.76m x 4.57m)

**Storage Room**

**First Floor**

**Bedroom One** 12' 4" x 8' 11" (3.77m x 2.73m)

**Bedroom Two** 12' 4" x 8' 10" (3.78m x 2.71m)

**Bedroom Three** 8' 4" x 6' 8" (2.56m x 2.04m)

**Bathroom**

**Parking** On street permit parking

**Property Information:**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Band C

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

**Energy Performance Certificate:**

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

**What 3 Words & Directions**

///clues.miss.honest

The property can be found by leaving the town on Windermere Road and turning left onto Queens Road. The property is situated approximately 100 yards from the junction off Windermere Road. You will see a row of gates on the left hand side, number 3 can be identified with the gate '3 West Grove' mounted on.

Request a Viewing Online or Call 01539 729711





Ground Floor Hallway



Front Aspect





Rear Yard



Rear Porch



Bedroom One

**Viewings:** 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).

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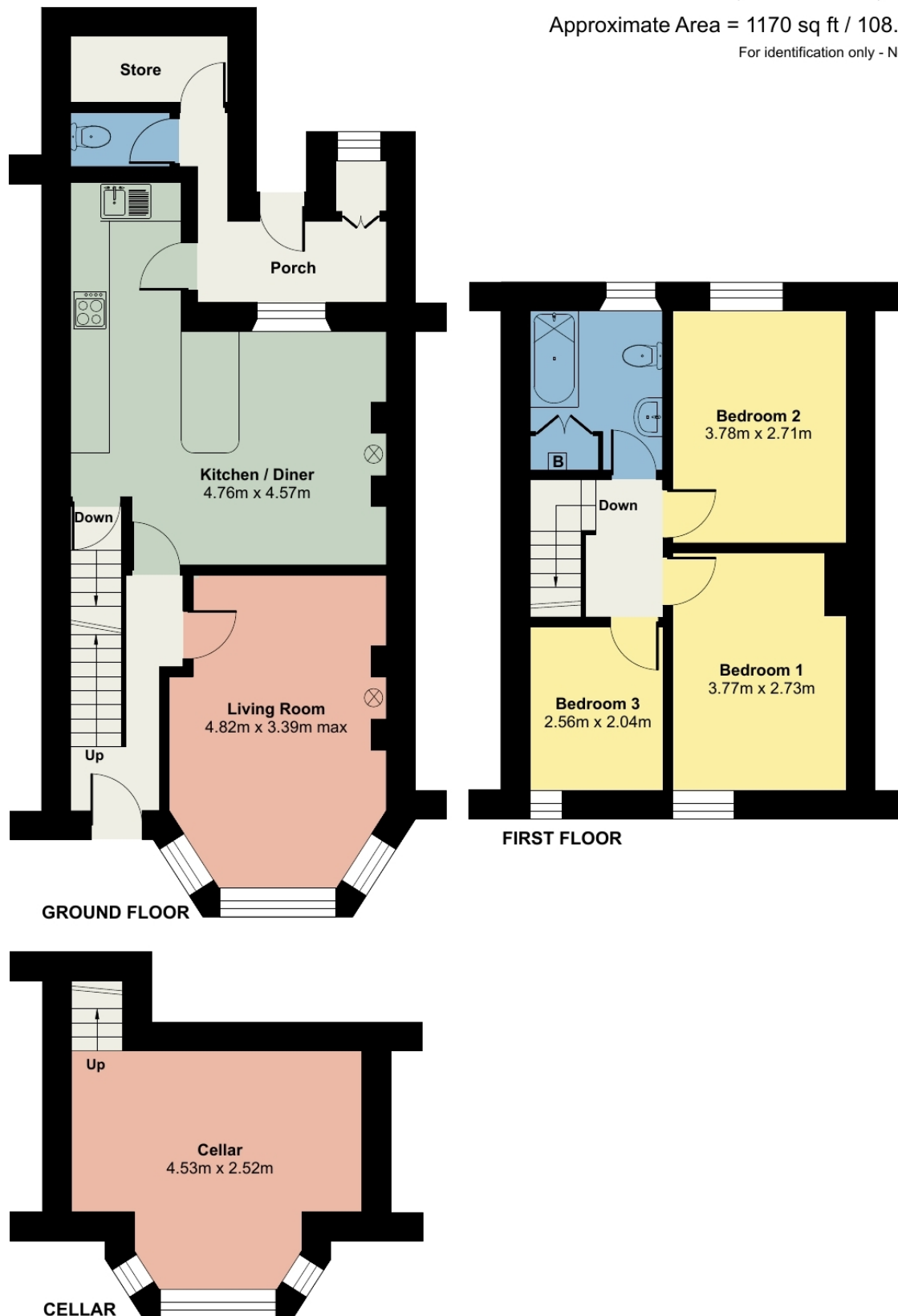
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# West Grove, Kendal, LA9

Approximate Area = 1170 sq ft / 108.6 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1281421

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