



## Kendal

£300,000

21 Castle Garth, Kendal, Cumbria , LA9 7AT

This charming Victorian home is ideally situated within walking distance of Kendal town centre, offering both convenience and character in equal measure. With its classic period features and well-proportioned rooms, the property presents an inviting and comfortable living space that's perfect for a variety of buyers.

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

- Victorian mid terraced home
- Two double bedrooms
- Superb fitted kitchen
- Two spacious receptions room
- Gas central heating
- Well tended gardens
- Close to local amenities
- Early viewing is highly recommended!
- On street parking
- Ultrafast Broadband\*



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Ultrafast  
Broadband



On Street  
Parking

Property Reference: K7111



Living Room



Dining Room



Kitchen



Utility

Upon entering, you're welcomed by an entrance hall with a spacious living room and a separate dining room, both featuring display fireplaces. The living room boasts a bay window and the dining room has built in shelves, display cabinets and under-stairs storage that adds to the home's character and practicality.

The kitchen is well-equipped with ample wall and base units with integrated appliances of a Neff oven and microwave and four ring induction hob, stainless steel sink and built in fridge and leads to a useful utility area with built in freezer and space for a washer/dryer and a convenient cloakroom comprising a WC and wash basin, ensuring ample space for everyday needs.

Upstairs, the property boasts two generously sized double bedrooms, each filled with natural light and fireplaces. Bedroom One has access to a storage cupboard perfect for use as a wardrobe. The house bathroom is well-appointed and includes a bath with shower over, WC and wash basin.

To the rear, a private patio garden provides a peaceful outdoor retreat. Mature shrubs and greenery surround the space, offering a sense of seclusion and a touch of nature right in the heart of town. There is a shed perfect for storage of gardening tools.

This well-presented home blends historic charm with practical features, all within easy reach of Kendal's shops, cafes, and amenities. A must-see for those seeking a blend of town-centre living and traditional style.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room 14' 7" x 12' 2" (4.45m x 3.71m)

Dining Room 14' 10" x 13' 1" (4.53m x 4.00m)

Kitchen 17' 6" x 9' 1" (5.34m x 2.79m)

Utility 9' 9" x 6' 5" (2.98m x 1.97m)

Cloakroom

First Floor:

Bedroom One 14' 10" x 10' 10" (4.54m x 3.32m)

**Bedroom Two** 13' 1" x 7' 7" (4.01m x 2.33m)

**House Bathroom**

**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** ///storm.flags.socket

Conveniently situated for the town centre and the River Kent. The property can be found by way of Sandes Avenue continue round Station Road turning right onto Wildman Street then first left onto Castle Street. Take the first turning right into Castle Garth and number 21 is then found on your right hand side.

**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).



Bedroom One



Bedroom Two



House Bathroom



Rear Garden

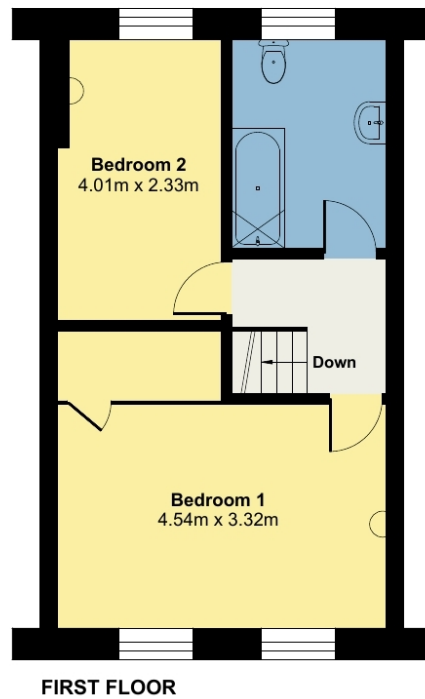
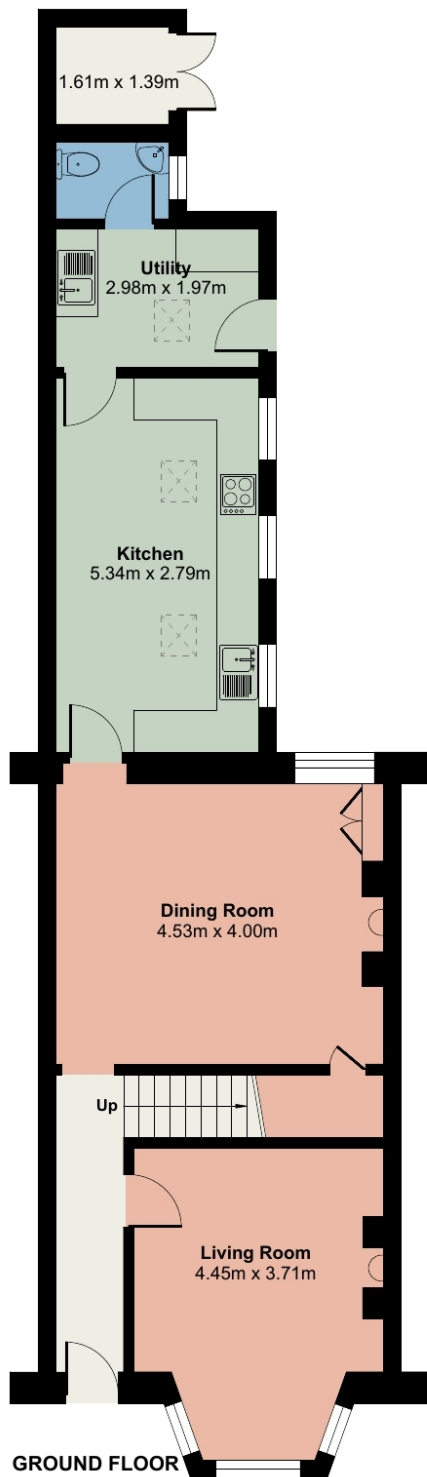
## Castle Garth, Kendal, LA9

Approximate Area = 1136 sq ft / 105.5 sq m

Outbuilding = 24 sq ft / 2.2 sq m

Total = 1160 sq ft / 107.7 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: 1300796

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