



Kendal

£425,000

Bonningate Cottage , Bonningate, Kendal, Cumbria , LA8 8JU

Set in the heart of picturesque Bonningate, a small National Park hamlet , this delightful end-terraced cottage is full of character and charm. Set approximately 2.9 miles from the Market Town of Kendal. The property therefore offers easy access to the M6 Motorway, Kendal, Lake District National Park and Oxenholme mainline railway station.

As you step through the porch and into the kitchen, you're immediately welcomed by exposed beams and countryside views.

Quick Overview

- Traditional Lakeland cottage
- Two double bedrooms
- Character features throughout
- Fitted kitchen
- Far reaching countryside views
- Summer house
- Two cottage garden areas
- No upward chain!
- Off road parking
- Ultrafast broadband available*



2



1



1



F



Ultrafast
Broadband*



Off Road
Parking

Property Reference: K7147



Kitchen



Kitchen



Kitchen



Living Room

The well-appointed kitchen features a range of base and wall units, integrated Siemens appliances including a four-ring hob and dishwasher, fridge, an extractor fan, and a classic butler-style sink that perfectly frames the surrounding scenery. A dining area offers a cosy space for meals, while an understairs store provides practical storage.

The inviting living room continues the cottage's rustic charm with more exposed beams and a beautiful multi-fuel stove set against an exposed brick backdrop-an ideal spot for relaxing evenings.

Upstairs, you'll find two spacious double bedrooms, each with characterful features and idyllic views over the surrounding landscape. The family bathroom with underfloor heating includes a paneled bath with shower over, WC, wash basin, and a heated towel rail, along with a built-in cupboard housing the boiler. Exposed brickwork on the landing adds to the home's traditional appeal.

From the landing, a door leads outside where a charming bridge crosses over to a private patio area-perfect for your morning coffee. Straight ahead lies a well-stocked orchard with fruit trees including raspberry, apple, pear, and plum, alongside a greenhouse and raised vegetable beds. To the right, there is access to a lawned garden bordered by mature shrubs and leading to a summer house with power and light-ideal for a home office having internet, hobby room or peaceful retreat.

The property is double glazed throughout and also boasts driveway parking for two vehicles, a wood store, and a separate outbuilding equipped with plumbing for a washer/dryer, lighting and a water supply. With its South Lakeland feel and stunning views, this enchanting cottage offers a rare opportunity to enjoy countryside living with modern comforts and timeless character.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Kitchen 14' 2" x 12' 6" (4.34m x 3.82m)

Living Room 14' 2" x 11' 3" (4.34m x 3.44m)

First Floor

Bedroom One 12' 11" x 11' 2" (3.94m x 3.41m)



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two



House Bathroom

Bedroom Two 14' 6" x 11' 6" (4.42m x 3.51m)

House Bathroom

Summer House 9' 3" x 7' 3" (2.84m x 2.22m)

Property Information :

Tenure: Freehold.

Services: Mains water, mains electricity and private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax: Westmorland and Furness Council tax band - E.

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

What3Words & Directions:

///scuba.modules.roadshow

Leaving Kendal on the Windermere Road continue to the Plumgarths roundabout at the junction of the Kendal by-pass (A591) and the B5284, take the second exit, signposted Hawkeshead and Crook. Follow the road for approximately 1.4 miles then the property is situated on the right hand side of the road and is the first of three cottages.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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).



Garden



Garden



Summer House



Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

Branch Manager & Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Bonningate, Kendal, LA8

Approximate Area = 885 sq ft / 82.2 sq m

Outbuildings = 98 sq ft / 9.1 sq m

Total = 994 sq ft / 91.3 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: 1326204

A thought from the owners... "This is a very cosy cottage with lovely gardens that afford you wonderful views of the lakeland countryside."

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 25/07/2025.

Request a Viewing Online or Call 01539 729711