



Kendal

£800,000

Holm Croft, 13 Castle Road, Kendal, Cumbria, LA9 7AU

Welcome to Holm Croft, a splendid Victorian detached property situated on Castle Street, set within Kendal's desirable conservation area. The charm of the era is immediately evident with elegant period features such as high ceilings, deep skirtings and ornate plaster cornices. Ideally located within walking distance of both Kendal town centre and the historic Kendal Castle, the property enjoys a generous, private garden surrounded by mature trees, creating a peaceful and secluded outdoor space. Internally, the property offers spacious and versatile accommodation including three reception rooms, a kitchen, utility room, five bedrooms, a bathroom and a shower room. Additionally, there is an adjoining annex currently used as a home office and library offering excellent potential for multigenerational living or guest accommodation.

Quick Overview

- Elegant Victorian detached home
- Set in Kendal's Conservation Area
- Spacious reception rooms
- Five well-proportioned bedrooms
- Adjoining self-contained annex
- Large, private garden with mature trees and patio area
- Ample parking and garage
- Walking Distance into Kendal Town Centre
- No upward chain
- Ultrafast Broadband Speed*



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Ultrafast



Ample off road parking

Property Reference: K7133



Entrance Hall



Sitting/Dining Room



Study



Dining Kitchen

Kendal, often referred to as the 'Gateway to the Lakes', offers a vibrant and well-served community with a wide range of amenities including a library, supermarkets, churches, banks, medical practices and a variety of independent shops and artisan producers. On the outskirts of the town is a leisure centre, while the renowned Brewery Arts Centre provides a rich cultural scene with theatre, cinema, music and arts events. The location is also ideal for those needing strong transport connections, with the M6 motorway and Oxenholme mainline railway station both just a short drive away.

On entering Holm Croft, you are welcomed into a vestibule with attractive tiled flooring, setting the tone for the space and character that lies beyond. The grand entrance hall leads to the reception rooms and kitchen and features the original staircase rising to the upper floors. To the left, the sitting/dining room enjoys a dual aspect with views over the garden and access via a door to the outside. A stone fireplace with wood-burning stove adds warmth and character. Adjacent is the living room, another generous space also with a front aspect, and featuring a traditional fireplace with wooden mantel, tiled inset and a coal-effect gas fire.

The inner hallway leads to a useful storage cupboard and a cloakroom with WC, wash hand basin, and radiator. From here, a door leads into the study, which enjoys a garden view and direct access into the annex.

The kitchen also benefits from views over the garden and is fitted with wall and base units, complementary work surfaces, an inset sink and drainer and part tiled walls. There is space for a large fridge freezer and a range cooker with a stainless steel extractor above. A door from the kitchen opens into the utility room, which provides space for coats and shoes and access to the rear garden. The utility is also fitted with units and offers plumbing for a washing machine, space for additional appliances and houses the wall-mounted gas boiler.

Ascending to the first floor, the split-level landing leads to the main bathroom, a separate WC, a shower room and the bedrooms.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, a WC and a wash hand basin. It is finished with part-panelled walls and includes a window, radiator, heated towel rail and an airing cupboard housing the hot water cylinder. The separate WC includes a wash hand basin and window.

The second floor hosts five well-proportioned bedrooms. Bedroom one is a particularly spacious double room with a dual aspect, offering plenty of natural light. Bedrooms two and three are also double rooms with front aspects. Bedroom four overlooks the garden, and bedroom five enjoys a rear view, with all rooms maintaining the property's generous proportions and period features.

The shower room features a shower cubicle, WC, wash hand basin, storage cupboard, and window.

Completing the internal accommodation is the adjoining annex, currently used as a home office and library. With its own ramped entrance, the annex includes two versatile rooms, one with a front aspect and the other with a rear view, built-in bookcase and a coal-effect gas fire. A utility room provides additional storage, a sink with



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

drainer, and base units, while the annex also benefits from its own cloakroom with WC, wash hand basin and radiator. This area presents a superb opportunity for those seeking a private work-from-home space or adaptable accommodation for relatives or guests.

Externally, Holm Croft is positioned on a large plot, with beautiful grounds that offer privacy and seclusion. To the front, a gravel driveway provides ample parking for multiple vehicles and leads to a garage. The gardens are a particular feature, with a spacious lawn bordered by mature planting, a woodland area to the front, and a patio seating area perfect for outdoor entertaining or simply enjoying the peaceful surroundings. The garden provides a safe environment for children and a haven for wildlife.

Now ready for new owners to update and make their own, Holm Croft presents a rare opportunity to acquire a substantial character property in one of Kendal's most desirable locations. This is a home not to be missed.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Hallway

Living Room

16' 2" x 12' 10" (4.93m x 3.92m)

Sitting/Dining Room

23' 5" x 14' 10" (7.16m x 4.54m)

Study

12' 11" x 8' 5" (3.95m x 2.58m)

Kitchen

18' 3" x 15' 3" (5.58m x 4.65m)

Utility Room

12' 0" x 8' 3" (3.66m x 2.54m)

Cloakroom

First Floor

Landing

Bedroom One

14' 0" x 12' 10" (4.28m x 3.92m)

Bedroom Two

14' 11" x 11' 5" (4.56m x 3.49m)

Bedroom Three

14' 2" x 12' 10" (4.32m x 3.92m)

Bedroom Four

15' 5" x 11' 7" (4.70m x 3.54m)

Bedroom Five

12' 5" x 8' 11" (3.81m x 2.73m)

Bathroom

Seperate WC

Shower Room

Annex

Office

14' 11" x 14' 0" (4.55m x 4.28m)

Hallway

Utility Room

Cloakroom

Library

25' 1" x 16' 4" (7.65m x 4.98m)

Attached Garage

20' 8" x 11' 6" (6.31m x 3.51m)

Cellar

Parking: Ample off road parking.

Request a Viewing Online or Call 01539 729711



Garden



Annex - Library



Annex - Home office



Bathroom



For Identification purposes only

OS MAP - 01241024

Property Information:

Tenure: Freehold

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

Viewing: Strictly by appointment with Hackney & Leigh.

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

What3Words Location & Directions 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).

Request a Viewing Online or Call 01539 729711

Meet the Team

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Castle Road, Kendal, LA9

Approximate Area = 3837 sq ft / 356.4 sq m

Garage = 236 sq ft / 21.9 sq m

Total = 4073 sq ft / 378.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

CELLAR

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: 1316024

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