



**HACKNEY
& LEIGH**

Kendal

£350,000

4 Beezon Lodge, Kendal, Cumbria, LA9 6EL

4 Beezon Lodge forms part of a fine Georgian Grade II Listed building, designed by Francis and George Webster, offering a rare opportunity to own a property in one of Kendal's most convenient and historic locations. Positioned close to the town centre and the River Kent, the home benefits from all the charm and amenities of the bustling market town. Kendal itself is renowned for its vibrant community, cobbled yards, weekly market and mix of national and independent shops, complemented by a wide range of restaurants, coffee houses and the much-loved Brewery Arts Centre. With Kendal Castle on the doorstep, the Lake District National Park just three miles away and excellent transport links via the M6 motorway and Oxenholme mainline station, this is an ideal base for both work and leisure.

Quick Overview

Stunning Grade II Listed Georgian home
Laid across three floors
Off road parking for two cars
Close to Kendal Town Centre and amenities
Four bedrooms
House bathroom and Ensuite shower room
Open plan living area
Fully equipped fitted kitchen
No upward chain
Ultrafast Broadband speed*



4



2



1



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Ultrafast



Allocated parking

Property Reference: K7174



Entrance Hall



Cloakroom



Open Plan Living Area



Dining Area

Laid out across three floors, the property has been thoughtfully renovated to provide modern, contemporary living finished to a high specification. The generous accommodation includes four bedrooms and two bathrooms, perfectly balanced by a spacious open plan living and dining kitchen. Private parking for two vehicles and a neat paved patio garden to the front add further appeal.

The entrance hall leads into a welcoming open plan living area, designed for both comfort and style. This light-filled room features sash windows to the front and side, along with a useful understairs storage cupboard. Two steps rise to the impressive dining kitchen, a stylish glass and timber balustrade provides a subtle division between the living room and dining kitchen. Fitted with an extensive range of high-gloss units, sleek work surfaces and quality Bosch appliances including double oven, induction hob, fridge, freezer and dishwasher, it offers a practical yet stylish space for everyday living and entertaining.

A cloakroom with WC and wash hand basin with tiled splash back completes the ground floor.

On the first floor, three well-proportioned bedrooms are served by both an en-suite shower room and a modern house bathroom.

Bedroom one is a good double room with double glazed sash window and a pleasant aspect to the front. En-suite Shower Room with double glazed sash window, complementary part tiled walls and radiator. A three piece suite comprises; large corner shower cubicle with Bristan shower, pedestal wash hand basin and WC. Wall mirror with LED lights, extractor fan and down lights. Bedroom two is another good size double room to the rear and bedroom three is a spacious single with side aspect.

The house bathroom is fitted with a three piece suite which comprises; a panel bath with shower over, vanity unit with wash hand basin and WC. Heated towel rail, complementary part tiled walls and attractive flooring. Double glazed window, down lights and extractor fan.

The second floor is home to a spacious fourth bedroom, filled with natural light from a large Velux roof window. With useful eaves storage and a deep overstairs cupboard, this floor offers excellent flexibility for use as a guest bedroom, home office or hobby space.

Externally, the property benefits from two private parking spaces, along with a small paved patio area.

Offered with no upward chain, 4 Beezon Lodge combines period charm with contemporary living in a prime Kendal location. This is a truly distinctive home ready to move into and enjoy.



Open Plan Living Area



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Ensuite Shower Room

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Splendid Open Plan Living/Dining Kitchen

Living Area

16' 4" x 15' 5" (5.00m x 4.70m)

Dining Kitchen

18' 9" x 11' 7" (5.72m x 3.55m)

First Floor

Landing

Bedroom One

15' 3" x 10' 5" (4.67m x 3.18m)

Ensuite Shower Room

Bedroom Two

12' 0" x 9' 3" (3.66m x 2.82m)

Bedroom Three

8' 3" x 8' 3" (2.54m x 2.54m)

Bathroom

Second Floor

Bedroom Four

17' 3" x 12' 0" (5.26m x 3.68m)

Property Information:

Tenure: Freehold.

Services: mains electricity, mains water and mains drainage.

Council Tax: Westmorland and Furness Council - BAND C

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

What3Words & Directions: [///banks.plays.deaf](https://banks.plays.deaf)

From Kendal town centre, follow the signs A6 North. Beezon Road is on the right after crossing the River Kent. Access by car is via Wildman Street and then right on to Beezon Road which is a one way street. Beezon Lodge is then found on your right opposite the apartments of Kentgate, with number 4 situated at the far end on the left-hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

Request a Viewing Online or Call 01539 729711



Bedroom One



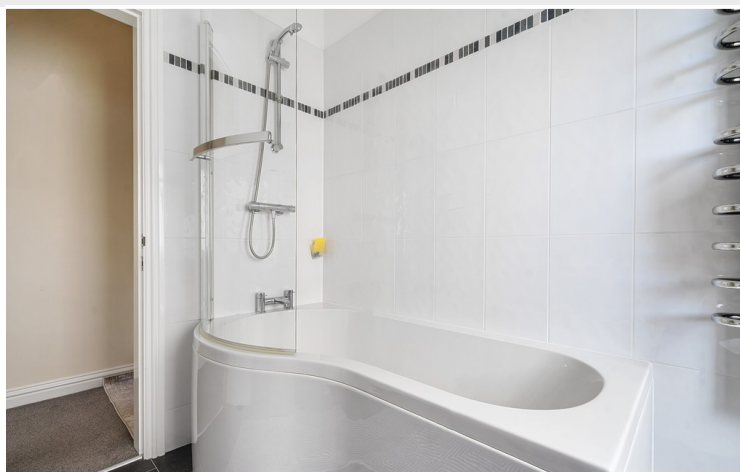
Bathroom



Parking Spaces for two vehicles



Patio area



Bathroom

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).

Meet the Team

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



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"Double Click Text To Insert Floor Plan"

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