

Kendal

£295,000

Rawes Cottage, Beezon Road, Kendal, Cumbria , LA9 6EL

Welcome to Rawes Cottages, a well-presented detached cottage enjoying a convenient location within the popular historic market town of Kendal, close to both the town centre and the River Kent. Kendal offers a thriving community, with its bustling streets, quaint yards, weekly market, castle and an excellent range of major retailers and independent specialist shops. There is also a great choice of restaurants and coffee houses, together with the ever-popular Brewery Arts Centre, whilst the stunning Lake District National Park is just three miles away.

Arranged over two floors, the property offers stylish, contemporary accommodation which has been finished to a high standard and specification throughout. Currently operating as a successful holiday let, the property would make an ideal investment opportunity, holiday home or permanent residence for those looking to enjoy easy access to Kendal town centre. Offered for sale with no onward chain, early viewing is recommended.

Quick Overview

- Well presented detached cottage
- Convenient Kendal town centre location
- Two double bedrooms
- Spacious living room
- Fitted kitchen
- Three piece bathroom suite
- Low-maintenance flagged rear garden
- Allocated parking space
- No upward chain
- Ultrafast broadband speed*

Property Reference: K7402

2	1	1	B	*Ultrafast*	*Allocating parking space*



Entrance Hall



Living Room



Kitchen



Bedroom One

The accommodation briefly comprises an entrance hall with attractive flooring and stairs leading to the first floor, with doors providing access to the living room and kitchen.

The spacious living room enjoys an outlook over the front of the property and features an attractive fireplace, creating a welcoming focal point to the room.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink and drainer. There is an integrated Prima oven, four-ring electric hob with stainless steel extractor over, plumbing for a washing machine, space for a slimline dishwasher and under-counter fridge and freezer. A door provides access to the outside, with further access to a useful understairs storage cupboard housing the wall-mounted gas boiler and a separate WC.

To the first floor, the landing provides access to the loft space and doors leading to both bedrooms and the bathroom. Bedroom one is a spacious double room enjoying an outlook to the front, whilst bedroom two is also a comfortable double room with a rear aspect.

The bathroom is fitted with a three-piece suite comprising; a panelled bath with shower over, vanity unit with wash hand basin and WC. The room is finished with tiled walls and also benefits from a window, recessed downlighting and a heated towel rail.

Externally, the property enjoys a low-maintenance rear garden which is fully flagged, providing an ideal space for outdoor dining and relaxation. The property also benefits from an allocated parking space situated within the main car park at Beezon Lodge.

With its convenient location, well-presented accommodation and potential as a holiday let or investment, this is a property not to be missed. Call now to arrange your viewing.

Accommodation with approximate dimensions:
Ground Floor
Entrance Hall
Living Room
11' 11" x 15' 2" (3.64m x 4.63m)
Kitchen 1
4' 11" x 8' 9" (4.56m x 2.69m)

First Floor
Landing

Bedroom One
11' 9" x 14' 11" (3.60m x 4.55m)
Bedroom Two
8' 2" x 8' 10" (2.51m x 2.71m)
Bathroom

Request a Viewing Online or Call 01539 729711

Parking: Allocated parking space.

Property Information:
Tenure: Freehold.

Council Tax: Westmorland and Furness Council - 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.

What3Words & Directions: ///pirate.kings.boxing

From Kendal town centre, follow the signs for the A6 North. Beezon Road is on the right, shortly after crossing the River Kent. Vehicular access is via Wildman Street, turning right onto Beezon Road, which is a one-way street. Beezon Lodge can then be found on the right-hand side, opposite the Kentgate apartments. On entering the courtyard, turn right and then left up the steps, where Rawes Cottage can be found directly ahead.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom Two



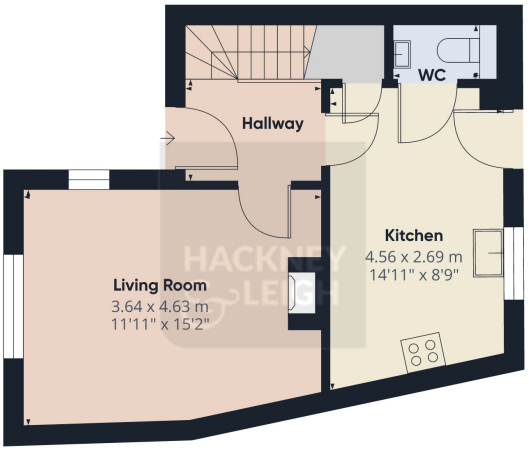
Bathroom



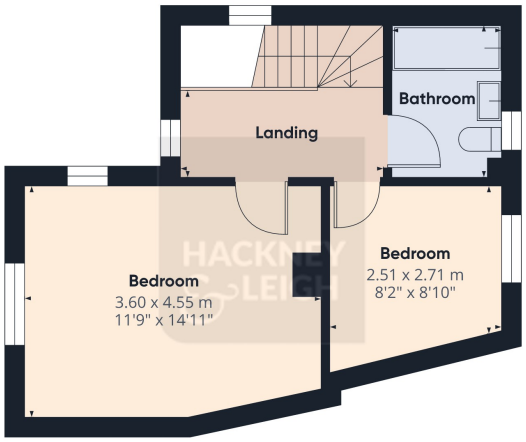
Rear Garden



Allocating Parking space



Floor 0



Floor 1

Approximate total area(1)

54.5 m²

587 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A thought from the owners...

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 09/11/2026.