



Kendal

£275,000

12 Castle Crescent, Kendal, Cumbria, LA9 7AN

12 Castle Crescent is a beautiful Georgian property, ideally situated within a short walk of Kendal town centre. Full of charm and character, this delightful home enjoys a wonderful outlook across the village green towards the church and River Kent. Arranged over three floors, the property seamlessly combines its original character with thoughtful improvements to create a unique and welcoming home. The property offers an excellent opportunity for those seeking a permanent residence, holiday home or investment.

Quick Overview

- Beautiful Georgian property
- Full of charm and character
- Short walk to Kendal town centre
- Accommodation over three floors
- Three bedrooms
- Attractive fitted kitchen
- Charming living ares
- Successful Holiday let
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast



On street
parking

Property Reference: K7361



Living Area



Dining Area



Kitchen



First floor landing

On entering through the front door, you are welcomed into the charming living/dining room, where character features are immediately apparent. The room benefits from a feature stone wall with an inset bookshelf and cupboard housing the electric meter, together with a sash window overlooking the front. A door opens to the staircase leading to the first floor, while an attractive wall alcove creates a natural connection through to the kitchen.

The kitchen is light and airy, benefiting from underfloor heating and fitted with an attractive range of wall and base units with complementary work surfaces and an inset sink. Integrated appliances include a Hotpoint electric hob, Indesit oven, CDA microwave, under-counter fridge and freezer. A Velux roof light and window provide plenty of natural light, while a door leads directly out to the rear yard. There is also a useful storage cupboard.

Heading to the first-floor landing, there is access to the shower room and bedroom one.

Bedroom One is a spacious double bedroom enjoying an outlook to the front, with a sash-style window incorporating a useful window seat. The room also benefits from a double built-in wardrobe.

The shower room comprises a three-piece suite including a corner shower cubicle, vanity unit with wash hand basin and WC. The room benefits from underfloor heating and is finished with part-tiled walls, while a window provides natural light. There is also a useful cupboard housing the wall-mounted boiler.

To the second floor, there are two further bedrooms.

Bedroom Two is another well-proportioned double bedroom enjoying an aspect to the front, while Bedroom Three is a single room which would make an ideal nursery, home office or dressing room.

Externally, the property enjoys a charming gated foregarden to the front, providing a pleasant seating area and outlook across the communal green. To the rear is a small yard with access leading onto Back Lane. The property also benefits from drying rights on the communal front green.

Situated within the popular market town of Kendal, the property is perfectly placed for access to a wide range of local amenities, independent shops, cafés, restaurants, schools and parks. The town also provides excellent transport links, while the stunning Lake District National Park is within easy driving distance.

Offered with no upward chain, this charming Georgian property is an excellent opportunity for a permanent home,



Living/dining room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

holiday retreat or successful holiday-let investment.

Early viewing is highly recommended to fully appreciate the character, position and outlook this lovely property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Living/Dining Room

11' 8" x 19' 2" (3.58m x 5.86m)

Kitchen

12' 0" x 6' 4" (3.68m x 1.94m)

First Floor

Shower Room

Bedroom One

9' 6" x 11' 0" (2.92m x 3.37m)

Second Floor

Bedroom Two

11' 10" x 10' 2" (3.63m x 3.10m)

Bedroom Three

6' 3" x 9' 0" (1.92m x 2.76m)

Parking: On street parking.

Property Information:

Services: mains electricity, mains drainage, mains gas and mains water.

Tenure: Freehold.

Council Tax: Westmorland and Furness Council -

Viewings: 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: ///eggs.snaps.fine

From Kendal Town Centre follow the one way system onto Sandes Avenue continue round Station Road turning right onto Wildman Street and then first left onto Castle Street. Castle Crescent is then on the right hand side adjacent to St. George's Church.



Bedroom One



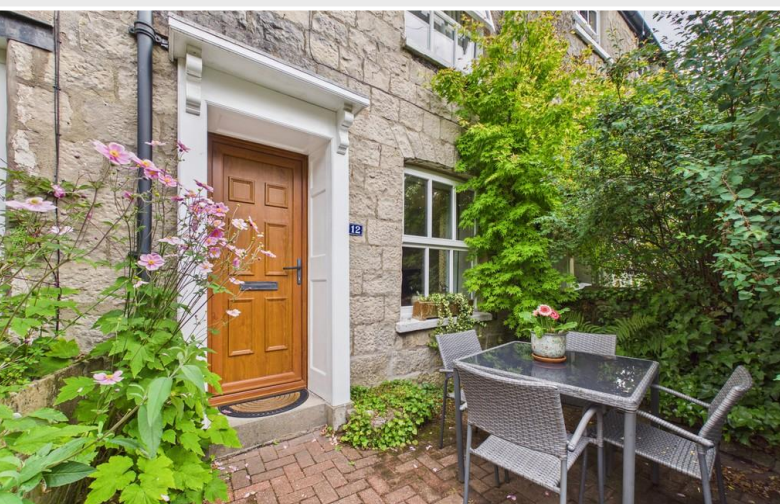
Shower Room



Rear aspect



Bedroom Two



Front Aspect

Anti Money 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).

Meet the Team

Keira Evans

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



Shannon Hipwell-Dixon

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



Holly Strickland

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



Jamee Davies

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



Felicity Warman

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



A thought from the owners... “We have cherished our time here, from quiet mornings to welcoming guests, and hope someone else will love this home”.

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 25/08/2026.