



Kendal

£500,000

94 Windermere Road, Kendal, Cumbria, LA9 5EZ

Welcome to 94 Windermere Road, an exceptional stone-built and slate-fronted semi-detached home occupying an elevated position within one of Kendal's most desirable residential locations. Beautifully presented throughout, this stunning home has been thoughtfully modernised to an exceptional standard whilst carefully retaining an abundance of original period features. The result is a truly turnkey property that effortlessly combines contemporary living with timeless character. Offering three generous bedrooms, three versatile reception rooms, an impressive open-plan dining kitchen, attractive landscaped gardens and excellent storage throughout, this is a home perfectly designed for modern family life.

Quick Overview

- Semi-detached home
- Three versatile reception rooms
- Stunning open-plan kitchen dining
- Three double bedrooms
- Beautifully renovated throughout
- Turnkey family home
- Elevated fell views
- Close to local amenities
- Sought after Kendal location
- Ultrafast broadband speed*



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Ultrafast
Broadband



Driveway & Off-
Road Parking

Property Reference: K7350



Entrance Hall



Living Room



Snug / Sitting Room



Kitchen Diner

Ideally situated within easy reach of Kendal town centre, residents benefit from an excellent range of independent shops, cafés, restaurants, supermarkets, schools and leisure facilities. Known as the gateway to the Lake District National Park, Kendal provides the perfect balance of town and country living, whilst excellent transport links include Oxenholme Railway Station on the West Coast Main Line and convenient access to Junctions 36–38 of the M6.

Throughout the property, many original features have been sympathetically preserved, including deep skirting boards, decorative plaster corning, traditional pine doors and staircase, picture rails, ceiling roses and exposed timbers, all beautifully complemented by stylish contemporary finishes to create a home full of warmth, character and elegance.

A welcoming entrance hallway immediately sets the tone for the accommodation beyond. Finished with elegant wall panelling and complemented by glazed doors with etched glass, the hallway offers a bright and inviting first impression, with the staircase rising centrally between the principal reception rooms.

Positioned to the front of the property, the beautifully appointed living room is bathed in natural light courtesy of a large bay window enjoying views across the front garden towards the surrounding fells. A striking stone fireplace with a contemporary inset gas fire provides an attractive focal point, creating the perfect space in which to relax.

The second reception room offers a cosy and versatile sitting room or snug, centred around a charming wood-burning stove set upon a slate hearth. Dual aspect windows provide an abundance of natural light, whilst a deep under-stairs cupboard offers excellent concealed storage. Tastefully decorated throughout, this room perfectly balances modern styling with period charm.

To the rear, the property opens into an outstanding extended dining kitchen, undoubtedly the heart of the home. Featuring an impressive vaulted ceiling with exposed timbers and three Velux roof lights, this exceptional space is flooded with natural light alongside French doors opening directly onto the rear garden. Bespoke sage green cabinetry is complemented by quality worktops and a matching central island incorporating an inset sink, space for a dishwasher and breakfast bar seating. A freestanding range cooker with five-ring induction hob sits neatly within a recessed alcove, whilst there is ample space for a family dining table, making this an ideal space for both everyday living and entertaining. A useful cupboard with fitted shelving houses the property's Baxi boiler.

A short flight of steps leads to the third reception room, currently utilised as a home office. With wraparound glazing and additional Velux windows, this wonderfully bright room offers exceptional flexibility, lending itself equally well as a playroom, hobby room, garden room or additional sitting area. A generous pantry provides further storage, whilst a door leads into the practical utility and cloakroom, complete with plumbing for a washing machine and tumble dryer, coat storage, WC and wash hand basin.

The first-floor landing is naturally illuminated by a side window and provides access to two generous double bedrooms and the family bathroom. Beautifully finished, the bathroom is fitted with an elegant four-piece suite comprising a freestanding double-ended roll-top bath, corner shower enclosure with rainfall shower, vanity unit with inset wash hand basin and WC. Completing the room are a heated towel rail, mirrored wall cabinet and a useful linen cupboard housing the hot water cylinder.



Kitchen Diner



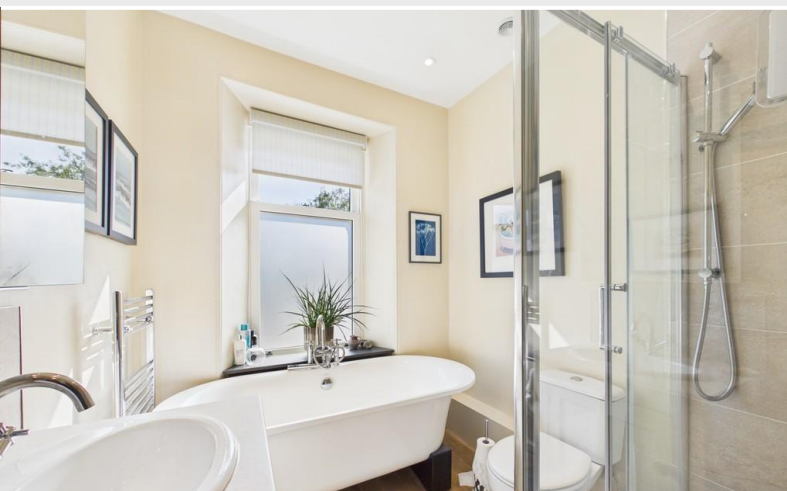
Dining Area



Study



First Floor Landing



Bathroom



Bedroom Two

Bedroom two enjoys elevated front-facing views across Kendal's rooftops towards the surrounding fells and benefits from a useful built-in storage cupboard. Bedroom three overlooks the rear garden and provides another well-proportioned double bedroom, ideal for family or guests.

Occupying the entire second floor is the superb principal bedroom suite. This spacious double bedroom showcases attractive exposed beams and benefits from a full-width dormer window framing far-reaching elevated views. Cleverly designed eaves shelving provides additional storage, whilst a contemporary en-suite shower room comprises a corner shower enclosure, vanity wash hand basin and WC.

Externally, the property enjoys beautifully maintained gardens to both the front and rear. A shared driveway provides off-road parking and benefits from an electric vehicle charging point. Stone steps lead through well-stocked planted borders to the front entrance, whilst a flagged pathway provides convenient side access to the rear garden.

The landscaped rear garden has been thoughtfully designed to create a series of attractive outdoor spaces. A flagged patio sits immediately outside the kitchen, ideal for al fresco dining and entertaining, with steps rising to a low-maintenance lawn bordered by mature shrubs and rockeries. At the top of the garden, a raised decking area provides the perfect place to relax whilst enjoying the property's elevated outlook across Kendal and towards the surrounding countryside.

Finished to an exceptional standard throughout, 94 Windermere Road is a superb blend of contemporary design and period character, offering stylish, turnkey accommodation with versatile living spaces both inside and out. Ideally suited to growing families, professional couples, or those relocating to enjoy the lifestyle the Lake District has to offer, this outstanding home occupies one of Kendal's most sought-after residential locations. With nothing to do but move straight in, early viewing is strongly recommended to fully appreciate the quality, space and attention to detail this exceptional property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 12' 2" x 12' 1" (3.73m x 3.69m)

Snug/Sitting Room 13' 1" x 15' 9" (4m x 4.82m)

Kitchen Diner 15' 5" x 16' 3" (4.7m x 4.96m)

Home Office 13' 1" x 9' 2" (3.99m x 2.80m)

Utility/Cloakroom

First Floor Landing

Bathroom

Bedroom Three 13' 2" x 8' 2" (4.02m x 2.51m)

Bedroom Two 7' 8" x 15' 0" (2.34m x 4.58m)

Second Floor

Bedroom One 14' 4" x 11' 7" (4.37m x 3.55m)

Bedroom One En-Suite

Parking: Off-Road Parking

Property Information:

Tenure:

Freehold

Council Tax:

Westmorland and Furness Council - Band E

Services:

Mains gas, mains water, mains electricity and mains drainage.



Bedroom Three



Bedroom One



Bedroom One En-suite



Rear External



Rear Garden

Energy Performance Certificate:

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

What3Words & Directions:

///grandest.insolvent.asterisk

From Kendal town centre follow Stricklandgate in a northerly direction which continues through a set of traffic lights onto Windermere Road. The road climbs a hill and the property can then be found on the left hand side, opposite the turning for Underley Avenue

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).

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.



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

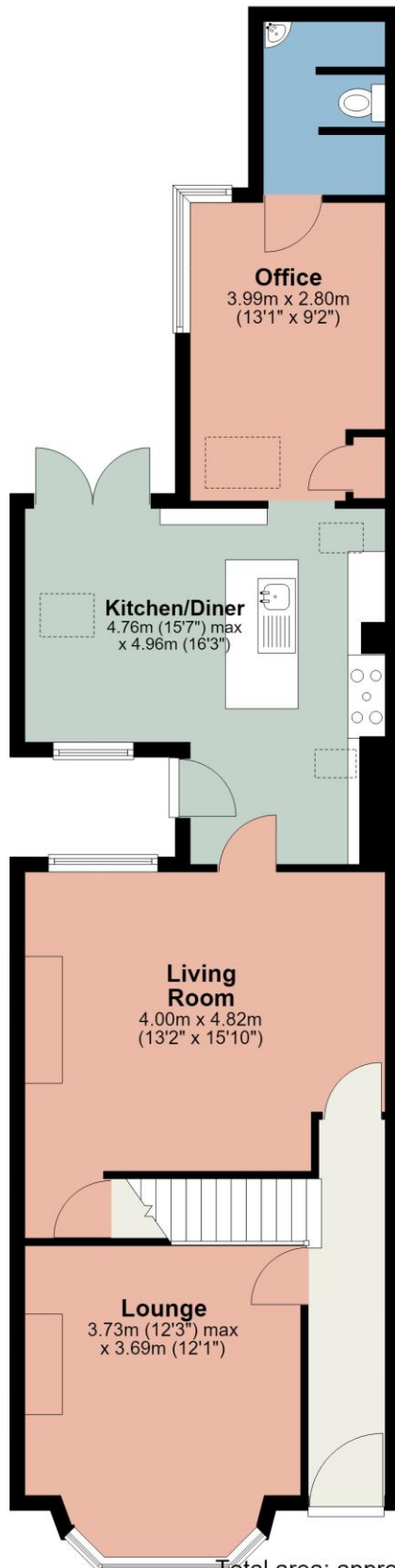


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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Ground Floor

Approx. 77.2 sq. metres (830.9 sq. feet)



Total area: approx. 135.5 sq. metres (1458.3 sq. feet)

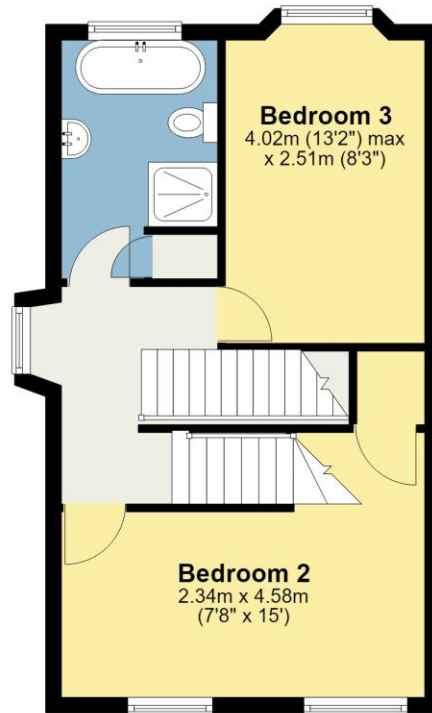
This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

94 Windermere Road, Kendal

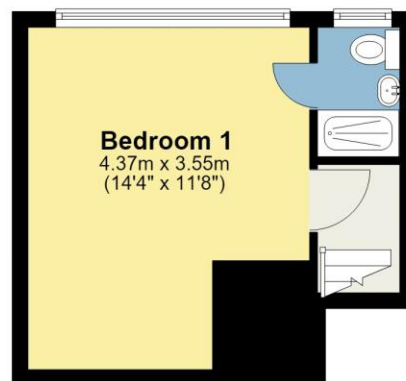
First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Second Floor

Approx. 19.3 sq. metres (207.9 sq. feet)



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 31/07/2026.

Request a Viewing Online or Call 01539 729711