



Kendal

£625,000

3 Castle Bailey, Beast Banks, Kendal, Cumbria, LA9 4JJ

Welcome to 3 Castle Bailey, a rare opportunity to acquire one of just three individually designed homes tucked away within an exclusive private cul-de-sac, yet only a short stroll from Kendal town centre. Built just 13 years ago, this exceptional property is being offered to the market for the very first time, having been lovingly owned by the current vendors since new.

Positioned within one of Kendal's conservation areas, this peaceful and private setting enjoys some of the finest elevated views in the town. One of the home's most striking features is that almost every window captures a different perspective of Kendal and the surrounding countryside, with views towards the historic townscape, Kendal Castle, The Helm and the distant Lakeland fells creating a spectacular backdrop throughout.

Quick Overview

- A spacious link detached property
- Stunning views across Kendal and beyond
- Walking distance to Kendal town centre
- Living room with stunning Kendal views
- Contemporary dining kitchen and utility room
- Four double bedrooms
- Bathroom and two shower rooms
- Low-maintenance outdoor space
- Unique and rarely available opportunity
- Ultrafast broadband speed*



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Ultrafast



Off road
parking

Property Reference: K7346



Entrance Hall



Downstairs WC



Utility Room



Living Room

Offering spacious and versatile accommodation arranged over three floors, the property provides generous living space complemented by two allocated parking spaces and a low-maintenance courtyard garden, perfectly positioned to enjoy the breathtaking outlook. Combining the tranquillity of an exclusive private setting with the convenience of being within walking distance of Kendal town centre and Kendal Golf Club, and with the Lake District National Park and Windermere just a short drive away, this is a truly special home in a highly sought-after location.

Entering through the front door into the spacious entrance hall, with attractive oak flooring and is complemented by an attractive oak staircase. There is a useful understairs storage cupboard, an additional cloaks cupboard and access to the downstairs WC, which is fitted with a vanity unit incorporating a wash hand basin and WC, together with part-tiled walls, tiled flooring, a radiator, window and extractor fan. Doors lead through to the principal reception rooms.

The spacious living room is a particular highlight, with a large picture window perfectly framing the far-reaching views across Kendal towards Kendal Castle, The Helm and the surrounding fells. Patio doors provide direct access to the courtyard garden, creating a seamless connection between inside and out. The room is further enhanced by fitted book shelving and recessed ceiling lighting.

The generous dining kitchen is beautifully appointed with a range of attractive wall and base units, complemented by a central island and contrasting work surfaces incorporating an inset sink and half with drainer. Integrated appliances include; a Bosch double oven, Bosch four-ring electric hob with stainless steel extractor hood, fridge/freezer and dishwasher. Two windows and patio doors flood the room with natural light while providing further opportunities to enjoy the wonderful views. A door leads into the spacious utility room, which offers matching units, worktops, an inset sink, plumbing for a washing machine, a further storage cupboard and external access.

The first-floor landing provides access to three double bedrooms, the family bathroom and the staircase leading to the second floor.

The principal bedroom is an impressive double room positioned to take full advantage of the stunning outlook. Waking up to panoramic views across Kendal and the surrounding fells is a real highlight of this beautiful home. It benefits from two fitted double wardrobes and a contemporary en-suite shower room comprising; a large walk-in shower, vanity unit with wash hand basin and WC, complemented by part-tiled walls, tiled floor with underfloor heating, heated towel rail, window and recessed lighting.

Bedroom two is another spacious double bedroom overlooking towards Kendal Town Hall and includes access to the boiler room, which houses the hot water cylinder and wall-mounted boiler whilst providing space for linen storage.

Bedroom three is also a generous double room, once again enjoying an ever-changing outlook across the town towards Kendal Castle and the surrounding Lakeland countryside.

The family bathroom is fitted with a four-piece suite comprising; a panelled bath, separate shower cubicle, vanity unit with wash hand basin and WC. The room is finished with part-tiled walls, tiled flooring, two windows, a heated towel rail and shaver point.



Living Room



Dining Kitchen



Bedroom Two



Bedroom Three



Bathroom



Bedroom Four

The second floor provides further useful eaves storage together with a fourth double bedroom and an additional shower room.

Bedroom four is a spacious double room with a Velux roof light, window and access to eaves storage. From here there are yet more delightful rooftop views across Kendal. The adjoining shower room comprises a corner shower cubicle, vanity unit with wash hand basin and WC, together with tiled flooring, part-tiled walls, a heated towel rail, Velux roof light and shaver point.

Externally, the property benefits from two allocated parking spaces together with a courtyard garden designed for low-maintenance living. The seating area is perfectly positioned to appreciate the uninterrupted panoramic views across Kendal towards Kendal Castle, The Helm and the surrounding Lakeland fells, creating a wonderful space to relax, entertain and watch the seasons change.

Properties of this calibre and exclusivity rarely become available, particularly within such a sought-after central location. As the first of these homes to be offered for sale since they were built, this is a truly unique opportunity. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Downstairs WC

Living Room

18' 4" x 12' 1" (5.60m x 3.70m)

Dining Kitchen

14' 4" x 20' 8" (4.38m x 6.30m)

Utility Room

6' 6" x 10' 5" (2.00m x 3.20m)

First Floor

Landing

Bedroom One

18' 8" x 11' 9" (5.70m x 3.60m)

Ensuite Shower Room

Bedroom Two

16' 4" x 11' 1" (5.00m x 3.40m)

Bedroom Three

11' 5" x 9' 2" (3.50m x 2.80m)

Bathroom

Second Floor

Landing

Bedroom Four

10' 9" x 12' 1" (3.30m x 3.70m)

Shower Room

Parking: Off road parking for two vehicles.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band F.

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



Bedroom One



Ensuite Shower Room



Views



Shower Room



Courtyard Garden

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

What3Words & Directions: [///design.linen.snows](#)

From Kendal town centre, turn right into Allhallows Lane at the traffic lights on Highgate, opposite the Town Hall. Continue along the road as it becomes Beast Banks. Opposite the turning for Belmont, you will see a green and a cobbled courtyard. Turn into the courtyard, take the first left, and Number 3 Castle Bailey can be found in the far right-hand corner.

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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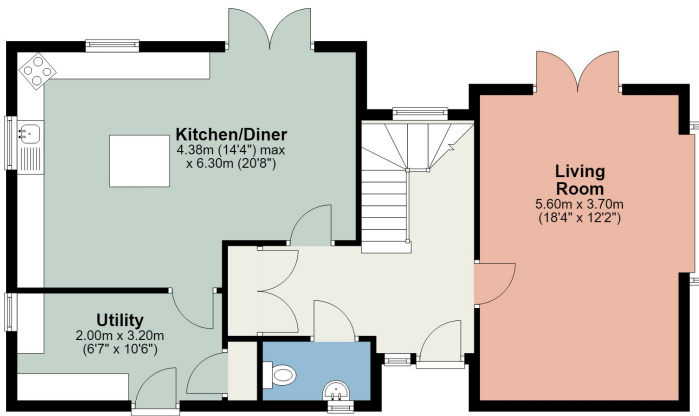


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Ground Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



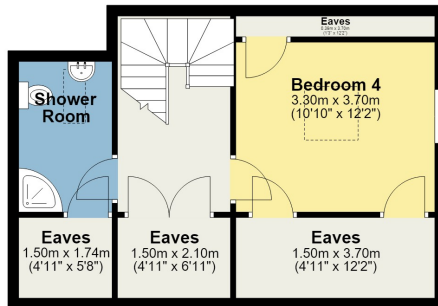
First Floor

Approx. 85.4 sq. metres (919.5 sq. feet)



Second Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



Total area: approx. 196.4 sq. metres (2113.5 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.

3 Castle Bailey Beast Banks, Kendal

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