



**HACKNEY
& LEIGH**

Kendal

£285,000

2 Mountain View, Kendal, Cumbria, LA9 4QT

Welcome to 2 Mountain View, a charming traditional stone and slate mid-terraced home, ideally positioned within easy walking distance of Kendal town centre. Offering two reception rooms, two double bedrooms, attractive gardens to both the front and rear, and private parking, this delightful property perfectly blends period character with modern practicality. Enjoying an enviable elevated location, the property is within close proximity to Kendal's excellent range of shops, cafés, restaurants, supermarkets, schools and transport links, while the stunning Lake District National Park is only a short drive away, making it an ideal base for those who enjoy the outdoors. Whether you're a first-time buyer, downsizer, investor or searching for a lock-up-and-leave home, this property offers a fantastic opportunity to enjoy all that Kendal has to offer.

Quick Overview

Charming mid-terraced home
Two reception rooms
Well appointed kitchen and utility
Two bedrooms
Close to town centre
Elevated location
Rooftop views towards fells
No onward chain!
Off-road parking
Ultrafast broadband speed*



2



1



2



D



Ultrafast
Broadband



Off-Road Parking

Property Reference: K7352



Hallway



Living Room



Front Views



Dining Area

A front entrance door opens into a welcoming hallway, where a useful storage cupboard can be found. To the front of the property is the inviting living room, featuring a large bay window that enjoys elevated views across Kendal towards the surrounding fells. A stylish electric log-effect stove is set within a tiled fireplace with timber mantel, creating a cosy focal point, while the chimney alcoves offer potential for bespoke shelving or cabinetry.

Returning to the hallway, stairs rise to the first floor and a door leads into the second reception room, currently utilised as a dining room. Full of character, this room centres around an attractive recessed fireplace with a substantial exposed stone lintel, housing a cast-iron multi-fuel stove set upon a slate hearth. A rear-facing window fills the room with natural light, whilst built-in storage with drawers beneath and an additional under-stairs cupboard provide excellent practical storage.

The dining room opens seamlessly into the kitchen, fitted with a range of contemporary white gloss wall and base units complemented by tiled splashbacks. Integrated appliances include a Lamona four-ring gas hob with extractor above and oven beneath, dishwasher and fridge freezer, whilst a sink and drainer sit below a side-facing window. A Velux roof light floods the room with additional natural light, creating a bright and functional workspace.

Beyond the kitchen is a useful utility room with space and plumbing for both a washing machine and tumble dryer, together with the property's Vaillant gas boiler. A door leads to the convenient ground floor cloakroom, fitted with a WC, wash hand basin with storage beneath and a side-facing window.

To the first floor, the landing provides access to two well-proportioned double bedrooms and the family bathroom. The principal bedroom enjoys two front-facing windows, allowing for plenty of natural light whilst taking advantage of the attractive outlook towards the fells, and also benefits from a useful built-in storage cupboard. Bedroom two overlooks the rear garden and offers flexible accommodation as a guest bedroom, home office or dressing room.

The bathroom is fitted with a three-piece suite comprising a panelled bath with handheld shower attachment, vanity wash hand basin with storage beneath and WC. Completing the room are partially tiled walls, a heated towel rail and a rear-facing window.

Externally, the property enjoys beautifully tiered gardens to both the front and rear. The front garden is attractively landscaped with established shrubs and planting, whilst a flagged seating area directly outside the bay window provides an ideal spot for a morning coffee or evening drink.

To the rear, a flagged patio leads from the property, with steps rising to a further raised seating terrace, complete with a useful wood store. Beyond is a tiered lawn bordered by mature shrubs and planting, creating an attractive outdoor space to enjoy throughout the seasons. At the top of the garden is the property's private parking space and a dedicated bin storage area.

Offering an abundance of character, attractive outdoor space and a highly sought-after location within walking distance of Kendal town centre, 2 Mountain View is a wonderful home suited to a variety of



Kitchen



Kitchen



Roof Light



Utility



Bathroom



Bedroom One

purchasers. With the Lake District National Park close by and excellent local amenities on the doorstep, this is an opportunity not to be missed. Early viewing is highly recommended to fully appreciate the accommodation, charm and convenient setting this delightful home has to offer.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

12' 9" x 11' 1" (3.89m x 3.4m)

Dining Room

10' 5" x 14' 6" (3.18m x 4.43m)

Understairs Cupboard

Kitchen

8' 7" x 6' 11" (2.63m x 2.11m)

Utility Room

5' 6" x 6' 11" (1.7m x 2.12m)

WC

First Floor

Bedroom One

10' 11" x 15' 6" (3.35m x 4.73m)

Bedroom Two

10' 9" x 10' 9" (3.3m x 3.28m)

Bathroom

Parking:

Off-Road Parking

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:

///sand.crash.posts

Located in an elevated position close to the junction of Windermere Road and Queens Road and is approached via steps from just inside Queens Road.

Request a Viewing Online or Call 01539 729711



Bedroom Two



Rear Yard



Rear Yard



Rear Aspect



Views

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

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
Call **01539 729711** or request
online.



Book Online Now



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

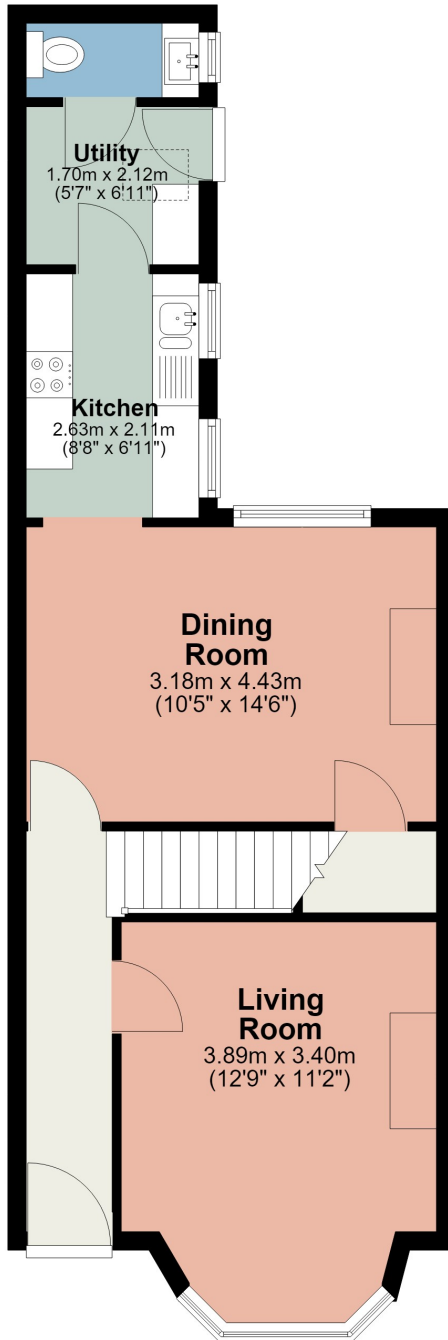


Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

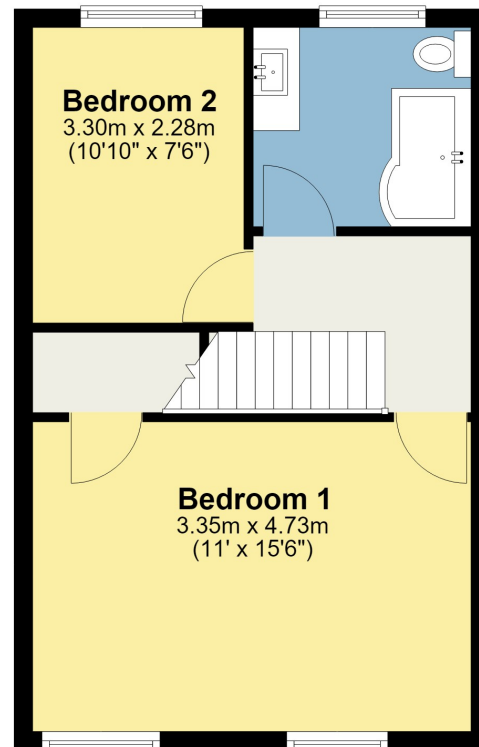
Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 82.6 sq. metres (889.4 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.

2 Mountain View, Kendal

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