



**HACKNEY
& LEIGH**

Kendal

£310,000

2 Castle Garth, Kendal, Cumbria, LA9 7AT

Welcome to 2 Castle Garth, a beautifully presented end-terraced, two-bedroom home that effortlessly combines period charm with stylish contemporary living. Occupying a desirable position at the entrance to the picturesque Castle Garth, this attractive stone-built property enjoys excellent access to Kendal town centre, local amenities, the railway and bus stations, and the gateway to the Lake District National Park. Offering two reception rooms, two bathrooms, two double bedrooms and a versatile attic room, this is a deceptively spacious home ideal for a range of buyers, with no upward chain.

Quick Overview

End-terraced stone built house
Two double bedrooms and attic room
Two reception rooms
Character home with modern styling
Ample storage space throughout
Enclosed attractive rear garden
Close to rail and bus stations
Walking distance to town centre
Allocated parking with Carport
Ultrafast broadband speed*



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Ultrafast
Broadband



Off & On-Road
Parking

Property Reference: K7318



Front External



Living Room



Snug



Fireplace

Entering through the front patio garden, you are welcomed into a practical entrance hall with space for coats and shoes. A door to the left leads into the bright and spacious living room, where a large front-facing bay window fills the room with natural light. Character features including a picture rail, fitted shelving and built-in cupboards create a warm and inviting atmosphere while providing useful storage.

Returning to the hallway, a further door beyond the staircase opens into the cosy second reception room, currently used as a snug. This charming space centres around a feature log-burning stove with a wooden mantel, tiled hearth and fitted shelving and cupboards to either side. Patio doors provide direct access to the rear garden, while a large under-stairs cupboard, currently utilised as a pantry, benefits from a side window and offers excellent additional storage.

Leading on from the snug is the modern galley kitchen, where contemporary fittings blend seamlessly with an exposed original stone wall that adds plenty of character. The kitchen offers a range of gloss wall and base units, a five-ring gas hob with extractor above, integrated oven and grill, sink with half bowl and drainer, integrated Hotpoint dishwasher, space for a fridge freezer, and plumbing for an under-counter washing machine and tumble dryer. A rear door provides convenient access to the garden.

At the end of the kitchen is the ground floor shower room, fitted with a walk-in shower, WC, vanity wash hand basin with storage, wall-mounted mirror, part tiled walls and flooring, and a rear-facing window providing natural light and ventilation.

Stairs rise from the entrance hall to the first floor landing, where a side-facing window illuminates the space. Bedroom One is a generous double bedroom featuring two front-facing windows overlooking Castle Garth, creating a bright and airy principal bedroom, the room also includes expansive fitted wardrobes.

Opposite is the family bathroom, fitted with a corner bath incorporating an overhead shower attachment, wash hand basin, WC, heated towel rail, part tiled walls and flooring, and a useful double storage cupboard ideal for linen and towels, which also houses the Logic boiler. A rear-facing window completes the room.

Bedroom Two is another comfortable double bedroom overlooking the rear garden. From here, stairs lead to the spacious attic room, a versatile area currently used as a home office but equally suited as a hobbies room, occasional guest space or additional storage. Velux roof windows provide plenty of natural light.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is beautifully landscaped with established shrubs, flowers and a stone pathway leading to the entrance and around the side of the property. The enclosed rear garden offers a flagged patio accessible from both the snug and kitchen, with a couple of steps leading down to a low-maintenance lawn bordered by mature planting. A raised decking area at the end of the garden provides the perfect spot for outdoor dining or relaxing. The property also benefits from an allocated parking space/carport area located to the rear of the garden, this space includes a double outdoor socket and security lights.

Offering an exceptional blend of character, space and modern



Kitchen



Kitchen



Showeroom



Bedroom One



Bathroom



Bathroom

convenience in a highly sought-after location, 2 Castle Garth presents a wonderful opportunity for those seeking a charming home within easy walking distance of Kendal town centre. Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.

Accommodation with approximate dimensions:

Ground floor

Entrance Hall

Living Room

11' 1" x 10' 11" (3.4m x 3.33m)

Snug

13' 0" x 14' 6" (3.97m x 4.43m)

Understairs Cupboard

Kitchen

14' 2" x 6' 9" (4.34m x 2.08m)

Showeroom

First Floor

Bedroom One

11' 0" x 14' 6" (3.37m x 4.42m)

Bathroom

Bedroom Two

13' 2" x 7' 2" (4.03m x 2.2m)

Attic Room

18' 2" x 13' 10" (5.54m x 4.23m)

Property information:

Parking

Off-road parking & carport

Tenure:

Freehold

Council Tax:

Westmorland and Furness Council - Band C

Services:

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

What3Words & Directions:

///decay.cheek.speeds

From Kendal Railway Station, head towards the town centre along Wildman Street and follow the one-way system. After the pedestrian crossing, turn left onto Castle Street and continue to the junction with Ann Street, proceeding straight ahead. Castle Garth is located immediately on the right-hand side, with No. 2 Castle Garth being the first property on the left.

Request a Viewing Online or Call 01539 729711



Bedroom Two



Attic Room



Rear Garden



Rear External



Carport

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.

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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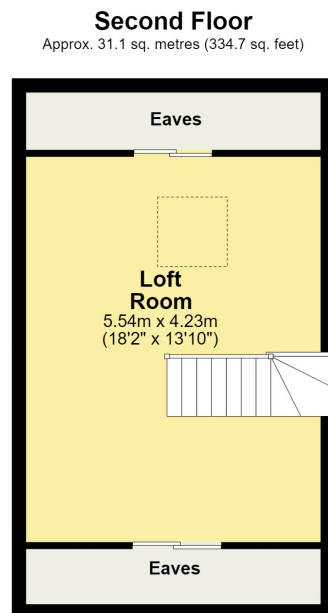
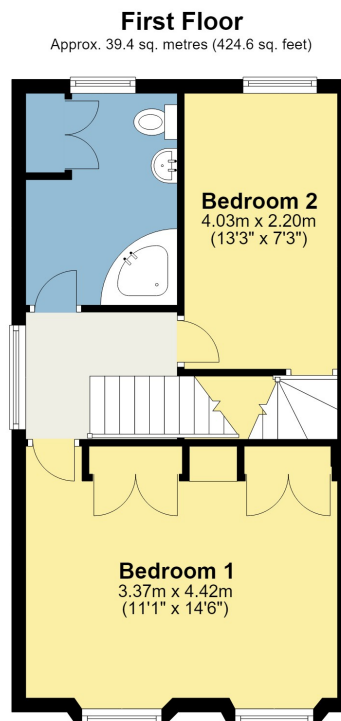
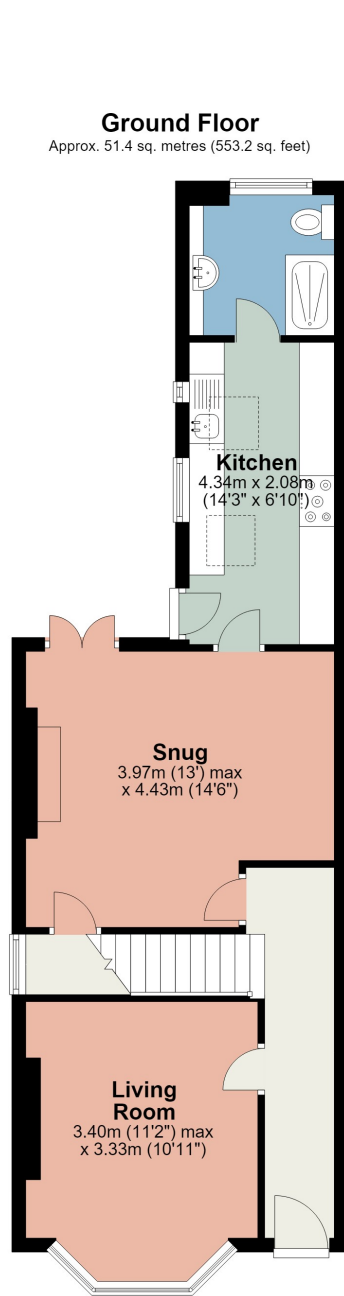


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Total area: approx. 121.9 sq. metres (1312.5 sq. feet)

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.

2 Castle Garth, Kendal

A thought from the owners...

"A cosy home with character in a street with great community spirit"

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