



Kendal

£500,000

Cliffside, High Tenterfell, Kendal, Cumbria, LA9 4PQ

Known and admired by many throughout Kendal - and particularly cherished by children during the festive season for its spectacular Christmas light display - Cliffside is a striking and well-known detached residence, tucked back from the main road on the highly sought-after High Tenterfell hillside. Enjoying an elevated and private position, the property commands far-reaching panoramic views across the rooftops of Kendal, towards The Helm and the surrounding open countryside beyond.

Positioned within the historic Tenterfell area-once associated with Kendal's thriving wool trade-the location offers a unique blend of heritage, character and everyday convenience. Kendal itself, often referred to as the "Gateway to the Lake District" has a rich history rooted in industry and commerce, and today provides a vibrant mix of culture, independent retailers, cafés and leisure facilities. The property is within easy walking distance of the town centre, while excellent transport connections are readily accessible, including the M6 motorway and Oxenholme Lake District railway station, offering direct links to major cities. A selection of well-regarded primary and secondary schools is also close by.

Quick Overview

- Large detached period residence
- Multiple character reception rooms
- Four spacious double bedrooms
- Ample parking and storage
- Wealth of original features
- Significant renovation potential throughout
- Elevated panoramic countryside views
- Highly sought-after hillside location
- Direct gate access to woods
- Ultrafast broadband



4



2



3



F



Ultrafast
Broadband



Off-Road Parking

Property Reference: K7290



Front External



Front External



Sitting Room



Dining Room

This substantial four-bedroom home presents an exciting opportunity for those seeking a project with significant potential. The property retains a wealth of characterful features throughout, including stained glass windows, picture rails, deep coving and ceiling roses, all of which provide a strong foundation for sympathetic restoration and enhancement. Cliffside is a property that has long been recognised locally and now offers the chance to reimagine and create a truly special home.

Approached via a private driveway leading up from the main road, the property opens to a generous parking area and established grounds, offering both privacy and space. The outdoor areas are a particular feature, wrapping around the property and providing a variety of spaces with excellent potential for landscaping and redesign. To the front, a patio area sits beyond the entrance, perfectly positioned to enjoy the outstanding elevated views across Kendal and the surrounding countryside. The gardens are framed by mature trees, shrubs and planting, creating a sense of seclusion. To the left-hand side, an elevated tiered garden rises up towards the backdrop of Serpentine Woods, offering further scope for enhancement. Flowing around to the right-hand side of the property, access is provided from both the living room and dining room, where a lower-level outdoor space offers potential to be reconfigured into a lawn or terrace. Continuing around to the rear, access is available from the utility area, along with additional outhouse storage. To the rear right, a gate can be found providing private access directly into Serpentine Woods.

Stepping up to the front entrance, the property is introduced by a substantial covered porch, constructed with rough-hewn stone pillars supporting a pitched canopy with decorative timber bargeboards. Beneath lies a traditional tiled floor with a geometric pattern, adding further character and charm. The front door is set back within the porch, creating a welcoming focal point and offering clear potential for enhancement. The ground floor opens into a central hallway, providing access to the principal living areas, rear rooms and staircase to the first floor. To the left of the entrance, the snug or sitting room enjoys a front aspect window, perfectly framing the elevated views. With shelved alcoves and an internal storage cupboard, this room offers an ideal space for a quiet retreat or reading room.

Opposite, the dining room is a well-proportioned space with both front and side aspect windows, allowing for an abundance of natural light. A feature fireplace with tiled inset and wooden surround creates a focal point, complemented by two fireside alcoves. A door from this room provides direct access to the small annexe, leading on to outdoor space at the side of the property. The main living room is a particularly impressive space, featuring both rear and side aspect windows that fill the room with natural light. A feature open fireplace with a handcrafted wooden mantel and matching timber panelling running around the room adds to the sense of character, while a central ceiling rose further enhances the period detailing. A door from the living room also provides access to the small annexe and to the side garden, mirroring that of the dining room, and a serving hatch connects through to the kitchen.

The kitchen is fitted with a range of wall and base units, incorporating an inset sink with drainer, space for a large range-style cooker and room for a fridge freezer. Steps lead up to the pantry and utility areas, where the pantry offers ample shelving and a front



Living Room



Fireplace



Kitchen



Kitchen



Bedroom One



Bedroom Two

aspect window, while the utility provides additional space for appliances including plumbing for a washing machine and dryer, along with a wash hand basin. A door from the utility area leads out to the rear garden and external storage. Returning to the hallway, access can also be found to a cellar, providing extensive storage across two larger areas. The hallway also provides access to a downstairs cloakroom fitted with a WC and wash hand basin. An additional external door is also located off the hallway providing front access.

Stairs rise to the first-floor landing, where access is provided to all bedrooms, bathrooms and additional storage. Bedroom one is a generous double room, featuring an open bay window that captures the impressive views, along with a further side aspect window and original detailing including deep coving. A dressing area is located just outside the main bedroom, offering built-in wardrobes, a wash hand basin and a rear aspect window, with an adjacent cloakroom fitted with a WC.

Bedroom two is another spacious double, with a side aspect window overlooking the garden and the road below. Bedroom three is also a double room, similarly positioned with a side aspect outlook. Bedroom four, located to the front, benefits from a feature window and enjoys the same far-reaching views as the principal bedroom. The property is served by two bathrooms. The second bathroom includes a vanity wash hand basin, panelled bath with overhead shower, and part-tiled and mirrored walls. The main bathroom features a five-piece suite comprising WC, bidet, corner bath, double sink unit and mirrored wall, along with useful alcove shelving and additional storage.

Cliffside represents a rare opportunity to acquire a substantial and distinctive home in one of Kendal's most desirable and established hillside locations. With its commanding position, extensive grounds, characterful features and exceptional views, the property offers outstanding potential to be transformed into a truly remarkable family residence.

Accommodation with approximate dimensions:

Ground floor

Entrance hall

Snug / sitting room 10' 11" x 10' 5" (3.33m x 3.19m)

Dining room 12' 7" x 14' 5" (3.85m x 4.4m)

Living room 15' 6" x 18' 11" (4.73m x 5.77m)

Kitchen 6' 6" x 18' 6" (2m x 5.66m)

Pantry

Utility 10' 11" x 10' 0" (3.34m x 3.06m)

Outhouse 12' 4" x 14' 1" (3.77m x 4.30m)

Cloakroom

Cellar

First floor landing

Bedroom one 18' 6" x 12' 6" (5.66m x 3.83m)

Dressing room

Cloakroom

Bedroom two 11' 10" x 19' 1" (3.63m x 5.84m)

Bedroom three 12' 0" x 12' 1" (3.66m x 3.69m)

Bedroom four 11' 1" x 10' 2" (3.39m x 3.12m)

Bathroom two

Bathroom one

Parking: Off-road parking



Bedroom Four



Bathroom Two



Bathroom One



Front External



Front External

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band G.

Services: Mains electricity, mains gas, mains water 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: [///deck.swung.march](https://deck.swung.march)

From the town centre take the left turning into All-Hallows Lane proceed up the hill onto Beast Banks, continue past the Rifleman's pub and turn right at the crossroads onto High Tenterfell. Bear right on High Tenterfell, with a sharp left up the hill towards Cliffside, located at the end.

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

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



Jamee Davies

Sales Negotiator
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
jothompson@hackney-leigh.co.uk



Sean Smith

Professional Photographer
hlphotography@hackney-leigh.co.uk



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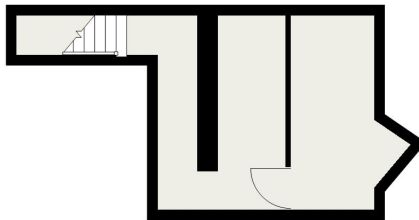


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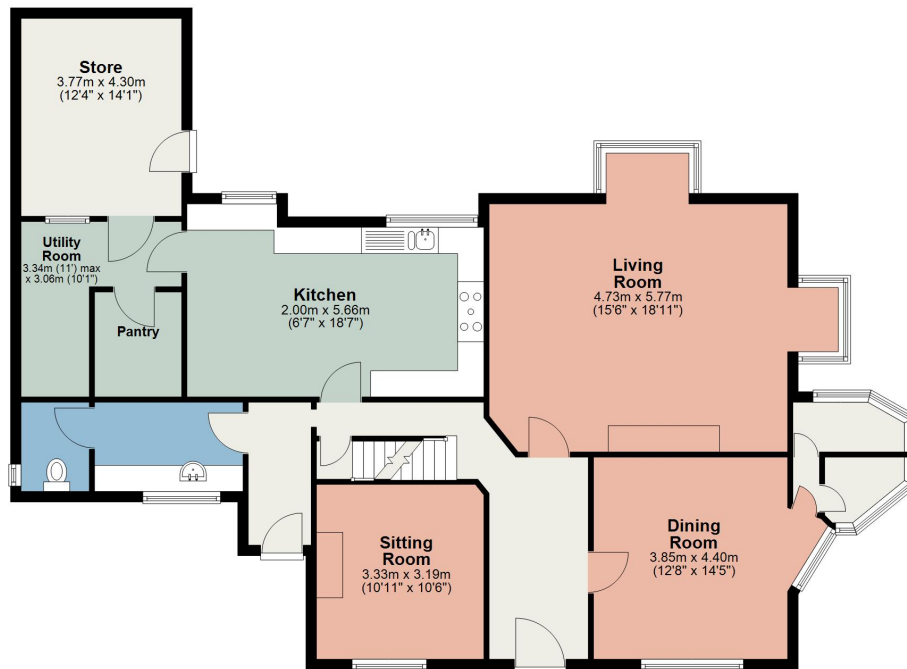
Basement

Approx. 16.5 sq. metres (177.8 sq. feet)



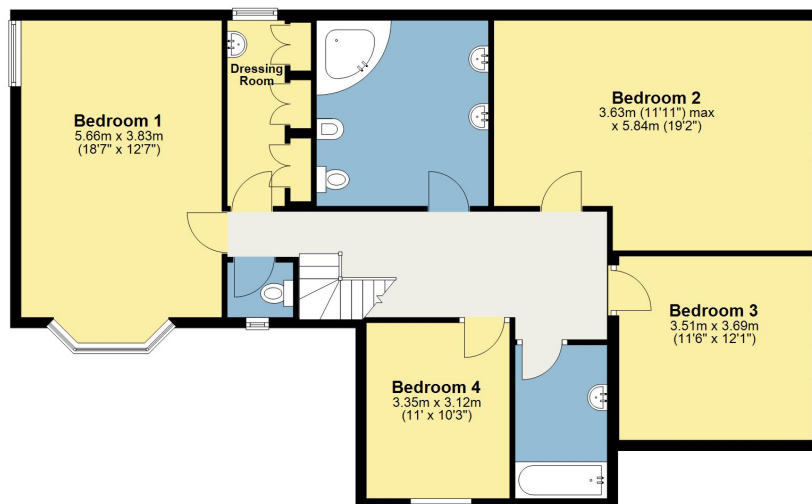
Ground Floor

Approx. 127.8 sq. metres (1375.1 sq. feet)



First Floor

Approx. 106.5 sq. metres (1146.8 sq. feet)



Total area: approx. 250.8 sq. metres (2699.7 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.

Cliffside, High Tenterfell, Kendal

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