



Kendal

£525,000

16 Collin Hill, Kendal, Cumbria , LA9 5TA

16 Collin Hill is a spacious and versatile family home, situated in a quiet cul-de-sac on the southern side of Kendal, just off Milnthorpe Road. The property enjoys a peaceful residential setting while remaining conveniently placed for access to the town and surrounding areas.

Kendal town centre is approximately one mile away, offering a wide range of shops, cafés, restaurants and local amenities. For those who prefer to use public transport, a regular bus service is available just a short two-minute walk from the property. Two well-regarded primary schools are also within easy walking distance, while a less than five-minute drive provides access to the A590, offering excellent links north towards the Lake District and south towards the M6 motorway.

Quick Overview

- Spacious four-bedroom family home
- Quiet cul-de-sac location in Kendal
- Split-level accommodation throughout
- Large living room with garden views
- Kitchen and dining space for entertaining
- Principal bedroom with balcony and ensuite
- Three further generous bedrooms
- Double garage and off-road parking
- Large rear garden
- Ultrafast broadband speed*



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Ultrafast



Off road parking

Property Reference: K7322



Entrance Hall



Cloakroom



Study



Dining Room

Lovingly owned, extended and enjoyed by the current vendors, the property now presents a fantastic opportunity for its next owners to personalise to their own taste. Offering generous accommodation arranged over split levels, this substantial home provides excellent family living space and includes a living room, kitchen, dining room, utility room/study, cloakroom, four bedrooms, ensuite shower room, separate shower room and family bathroom.

The property is completed by a double garage, ample off-road parking, a peaceful and well-established rear garden, and useful undercroft storage.

On entering the property, the welcoming entrance hall provides access to the upper and lower levels, with stairs leading to both floors. A door leads into the utility room/study, which enjoys a front aspect and provides access to the integral double garage.

The spacious living room is a bright and comfortable space, featuring two windows overlooking the rear garden and a feature stone fireplace with tiled inset, gas fire and matching extended hearth, creating a lovely focal point.

Heading down to the lower ground floor, there is access to the kitchen, dining room and cloakroom. The cloakroom comprises a WC, wash hand basin with tiled splashback and window.

The kitchen is fitted with a range of wall and base units, under-counter lighting and complementary work surfaces incorporating an inset sink and drainer. There is an integrated Bosch double oven and grill, Bosch electric four-ring hob with concealed extractor, plumbing for a dishwasher and space for a fridge freezer. A side aspect window and tiled flooring complete the room.

Open to the kitchen and accessed via a few steps, the dining room provides a wonderful entertaining space, enjoying views over the rear garden with patio doors leading directly outside.

To the first-floor landing, there is access to the loft space, bedroom four and the family bathroom. Bedroom four is a generous double bedroom with a side aspect and useful built-in wardrobes.

The family bathroom comprises a panel bath with shower over, vanity unit with wash hand basin, storage cupboards and WC. The room is finished with tiled walls and flooring, heated towel rail, downlights and window.

A further staircase leads to the upper landing, where there are three additional bedrooms and the shower room. The landing benefits from an airing cupboard housing the wall-mounted Worcester boiler and providing useful linen storage.

Bedrooms two and three are both good-sized double bedrooms, enjoying attractive views towards Helm and the surrounding countryside, with bedroom three also benefiting from access to the loft space.

The shower room comprises a shower cubicle, tiled walls and flooring, heated towel rail and window.

The principal bedroom is a particularly impressive room, offering generous proportions, a private balcony with views to the south and



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

two long windows overlooking the rear garden. The room benefits from an ensuite shower room fitted with a walk-in shower cubicle with rain head shower and handheld attachment, vanity unit with wash hand basin, matching wall unit and WC. The ensuite is finished with tiled walls and flooring, heated towel rail, downlights and window.

Externally, the property continues to impress with a double garage and three off-road parking spaces; two positioned in front of the garage and a further space to the side of the front garden. There is also a paved area to the side of the house which could allow for storage of a boat or caravan behind secured gates.

The rear garden is a real feature of the property - a generous and peaceful outdoor space wrapping around the side of the home. The garden includes a lawn area, mature trees and shrub borders, two patio areas and a decked seating area, providing plenty of opportunity for outdoor dining, entertaining and relaxation. A door leads into the undercroft, offering valuable additional storage space.

This is a fantastic opportunity to acquire a substantial family home in a desirable Kendal location, offering excellent potential for modernisation and the chance to create a wonderful home tailored to your own style.

Call now to arrange a viewing and discover the potential this property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Study 8' 5" x 7' 9" (2.59m x 2.38m)

Living Room 13' 0" x 18' 8" (3.98m x 5.71m)

Lower Ground Floor

Cloakroom

Fitted Kitchen 13' 9" x 10' 9" (4.20m x 3.30m)

Dining Area 11' 6" x 17' 8" (3.51m x 5.40m)

First Floor

Landing

Bedroom Four 9' 10" x 10' 9" (3.02m x 3.28m)

Bathroom

Small flight of stairs lead too:

Bedroom One 13' 6" x 17' 4" (4.12m x 5.30m)

Ensuite Shower Room

Bedroom Two 13' 1" x 9' 4" (4.01m x 2.87m)

Bedroom Three 13' 2" x 9' 0" (4.03m x 2.75m)

Integral Double Garage 17' 9" x 17' 8" (5.42m x 5.41m)

Integral Double Garage

Integral Double Garage

Parking: Off street parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band E.

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

Request a Viewing Online or Call 01539 729711



Bedroom One



Ensuite Shower Room



Rear Garden



Front Garden



Rear Garden

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

What3Words & Directions: [///paying.shorts.ears](https://www.what3words.com/#!/paying.shorts.ears)

Situated in a popular residential area just off Milnthorpe Road to the south of the market town of Kendal. Collin Hill can be found by leaving Kendal on the Milnthorpe Road continuing through the traffic lights at Romney Road proceeding past the Kendal Arms. Take the second turning on your right into Collin Road and continue on up onto Collin Field, follow the road right to the top and Collin Hill is the last turning on your right. Follow the road up bearing right and number 16 can then be found on the right hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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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
jonthompson@hackney-leigh.co.uk



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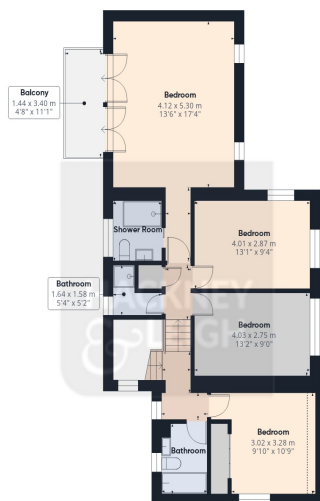


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Floor 0



Floor 1



Approximate total area⁽¹⁾

178.3 m²
1921 ft²

Balconies and terraces

4.9 m²
53 ft²

Reduced headroom

1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

A thought from the owners... "It has been an exceptional house to bring up a family, quiet, with great views and friendly neighbours".

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