



## Kendal

£450,000

6 Beech Hill Terrace, Kendal, Cumbria, LA9 4PP

Nestled within Kendal's sought-after conservation area, this charming four-bedroom mid-terrace home offers incredible panoramic views across the historic market town and the surrounding Lakeland fells. The property beautifully blends period character with modern convenience and is ideally situated within walking distance of the town centre, as well as providing easy access to Junction 36 of the M6 and the Lake District National Park.

Stepping into the entrance hall, you are immediately greeted by original wooden flooring and a staircase leading to the upper floors. To the front, the living room features an expansive bay window that frames those breathtaking views, along with an original open fireplace with mantle and surround, complemented by cosy fireside alcoves.

### Quick Overview

- Four bedroom mid terraced home
- Stunning panoramic views
- Original features throughout
- Dining kitchen with granite worktops
- Spacious cellar
- Walking distance to Kendal town centre
- Easy access to the Lake District National Park
- Flexible layout across three floors
- Permit parking nearby
- Ultrafast broadband available



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Ultrafast  
Broadband  
Available



Ultrafast  
Broadband  
Available

Property Reference: K7194



Entrance Hall



Living Room



Dining Kitchen



Dining Kitchen

To the rear lies the heart of the home – a sociable dining kitchen fitted with light granite worktops, an inset sink with drainer, five-ring gas hob, oven and grill, extractor fan, and under-unit lighting. There is space and plumbing for a washer/dryer and dishwasher, as well as a hidden door leading to the spacious cellar. This useful area houses the boiler and provides additional storage with shelving, power, and lighting – ideal for a freezer or workshop space.

On the first floor, the house bathroom is fitted with a freestanding roll-top bath, pedestal wash hand basin, WC, tiled floor, and part-tiled walls, along with a built-in storage cupboard. Bedroom One, enjoying the stunning front aspect, is a generous double with built-in storage. Bedroom Two is another comfortable double, located to the rear with built-in wardrobes, while Bedroom Three offers flexibility as a single bedroom or home office.

Ascending to the second floor, natural light floods the space through Velux windows, creating a bright and airy feel. This fully converted loft provides the fourth bedroom, complete with an en-suite shower room featuring a walk-in shower, WC, and pedestal wash hand basin.

Externally, the tiered rear garden offers private outdoor space and includes a shed with power and lighting, perfect for storage or hobbies.

This delightful home combines character, charm, and practicality, all while enjoying one of Kendal's most impressive outlooks – a truly special property in an enviable location.

#### Accommodation with approximate dimensions

Cellar 18' 0" x 12' 5" (5.50m x 3.80m)

Entrance Hall

Living Room 13' 0" x 12' 6" (3.98m x 3.83m)

Dining Kitchen 17' 9" x 13' 1" (5.42m x 3.99m)

Second Floor Landing

Bedroom One 13' 3" x 12' 6" (4.05m x 3.83m)

Bedroom Two 13' 1" x 11' 8" (3.99m x 3.56m)

Bedroom Three/Office 8' 1" x 6' 11" (2.48m x 2.12m)

House Bathroom

Third Floor Landing



Bedroom One



Bedroom Two



Bedroom Three



House Bathroom



First Floor Landing



Bedroom Four

Bedroom Four 15' 4" x 13' 0" (4.68m x 3.98m)

Third Floor Shower Room

Property Information:

Parking: Permit parking

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

Tenure: Freehold

Council Tax Westmorland and Furness Council tax band:

Energy Performance Certificate

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

What3Words & Directions:

///follow.thick.preoccupied

The property can be found by leaving the town on the Windermere Road and turning left onto Queens Road. Take the first turning left dropping down onto Low Fellside and turn right onto Beech Hill Terrace. Number 6 can found on your left hand side.

Viewings:

Strictly by appointment with Hackney & Leigh.

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Request a Viewing Online or Call 01539 729711



En-suite Shower Room to Bedroom Four



Vendors Own Photo



Front External



Rear External

Request a Viewing Online or Call 01539 729711

## Meet the Team

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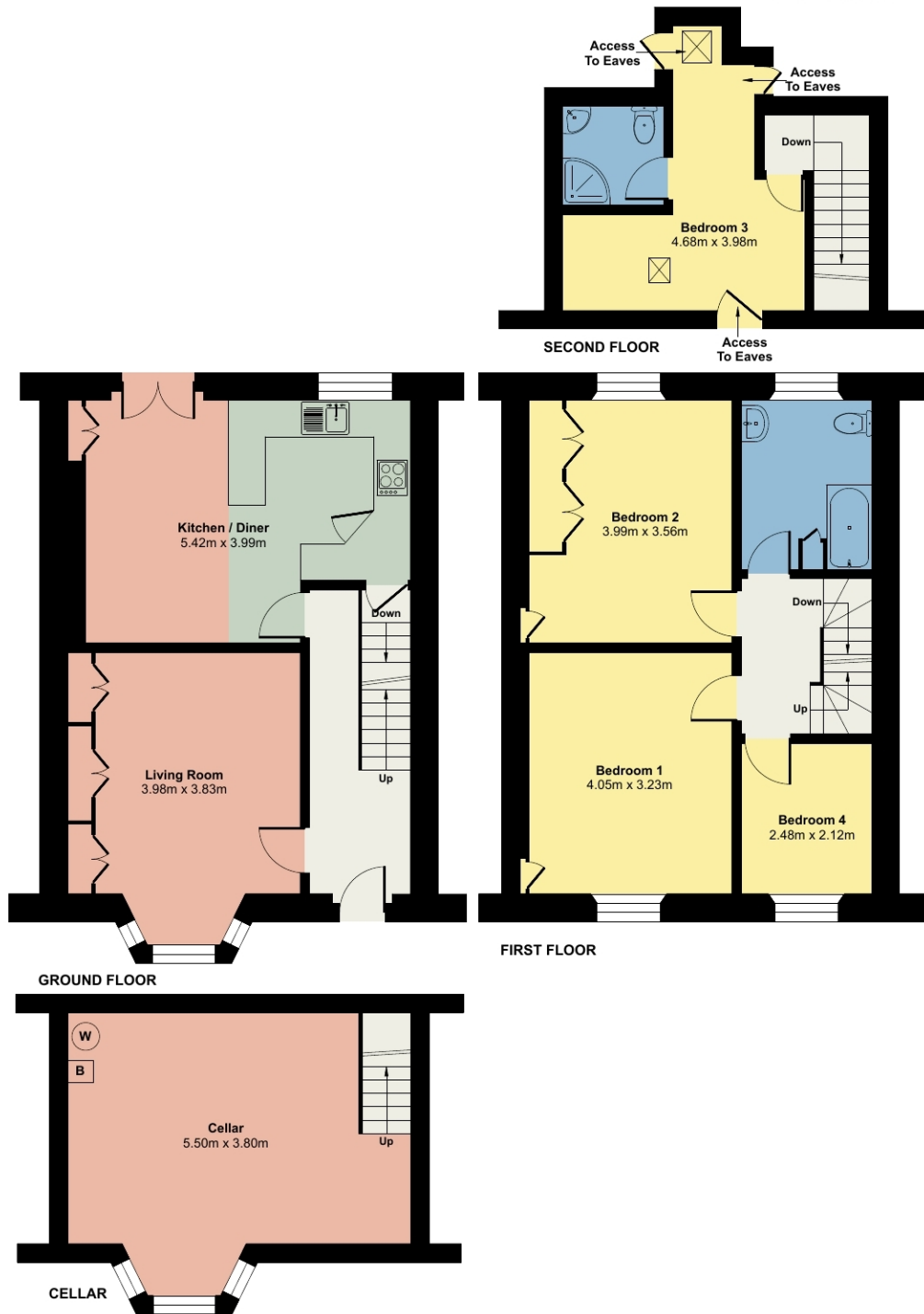
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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

# Beech Hill Terrace, Kendal, LA9

Approximate Area = 1442 sq ft / 133.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1373713

## A thought from the owners...

'We walked up to the front door, turned round, saw the view, and knew we wanted to live there.'

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