



Kendal

£475,000

29 Briarigg, Kendal, Cumbria, LA9 6FA

Welcome to 29 Briarigg, a spacious four-bedroom detached home set within a mature, modern development on the sought-after north side of Kendal. Ideally positioned for local schools, supermarkets and Kendal Golf Club, the property also enjoys convenient access to Windermere Road, providing a direct route towards the heart of the Lake District National Park. Kendal's historic town centre is just a short distance away, making this an excellent location for those looking to enjoy both everyday convenience and the surrounding countryside.

Quick Overview

- Link detached family home
- Four versatile bedrooms
- Two reception rooms for flexible living
- South facing balcony
- Bifold doors opening to rear garden
- Good storage throughout
- Sought after residential area
- Easy access to Kendal and the Lakes
- Garage & driveway parking
- Ultrafast broadband speed*



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Ultrafast
Broadband

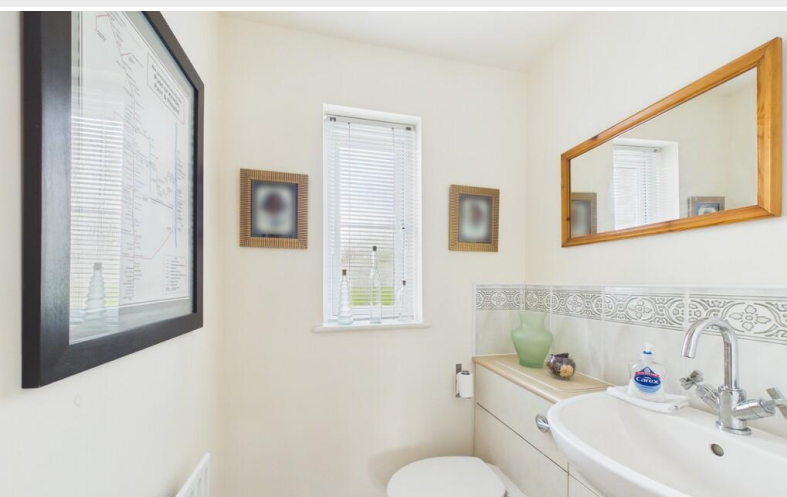


Garage &
Driveway Parking

Property Reference: K7389



Entrance Hall



Cloakroom



Kitchen



Kitchen

Welcome to 29 Briarigg, a spacious four-bedroom link detached home set within a mature, modern development on the sought-after north side of Kendal. Ideally positioned for local schools, supermarkets and Carus Green Golf Club, the property also enjoys convenient access to Windermere Road, providing a direct route towards the heart of the Lake District National Park. Kendal's historic town centre is just a short distance away, making this an excellent location for those looking to enjoy both everyday convenience and the surrounding countryside.

Offering versatile accommodation throughout, the property comprises four bedrooms, two reception rooms, an open-plan kitchen, a separate utility area, a family bathroom and an en-suite to the principal bedroom. Externally, the home benefits from a garage, an attractive south-facing rear garden and a contemporary balcony accessed directly from bedroom one, providing a lovely outlook across the garden. With its generous layout and appealing outdoor space, this home is ideally suited to growing families or those looking to relocate closer to the Lake District.

Accessed from the driveway, the entrance porch provides a welcoming introduction to the home, with access to the ground floor accommodation, stairs rising to the first floor and a convenient cloakroom. The cloakroom is positioned to the right and features a front-aspect window, WC, vanity wash hand basin, tiled flooring and part-tiled walls.

A door leads through to the kitchen, which is fitted with a range of wall and base units, complemented by work surfaces and a breakfast bar with space for stools. A sink and drainer sit beneath one of the front-aspect windows, while the dual-aspect outlook allows natural light to filter into the room. Integrated appliances include an Ariston dishwasher and a four-ring electric hob with oven and grill beneath, alongside space for an under-counter fridge. Part-tiled splashbacks provide a practical finish around the work surfaces, while a useful understairs cupboard offers additional storage, ideal for coats and shoes.

An opening leads through to the utility area, which also serves as an alternative side entrance to the property. Fitted with a worktop and base unit, the space provides plumbing for a washing machine and tumble dryer beneath, along with housing for the Vaillant boiler. A door opens directly onto the side of the property, offering convenient access to the rear garden and gated access to the front.

The dining area is accessed via a further door from the kitchen and enjoys a rear-aspect window overlooking the garden. An open connection leads through to the living room, which can also be accessed from the entrance porch, creating a practical flow between the principal ground floor spaces. The living room features a gas fireplace set within an attractive stone hearth and mantel, providing a focal point to the room. Spanning much of the rear wall, bifold doors allow plenty of natural light to enter while opening directly onto the garden, creating a lovely connection between indoor and outdoor living during the warmer months.

Stairs rise to the first-floor landing, where access is provided to all four bedrooms and the family bathroom. Bedroom one is a particularly spacious double room, enjoying the added benefit of French doors opening onto a contemporary south-facing balcony. Complete with glass balustrading, this provides an appealing spot to enjoy a morning coffee or unwind in the evening while overlooking the rear garden. The room is further complemented by an en-suite shower room, fitted with a corner shower, WC and vanity wash



Dining Room



Living Room



Bedroom One



Balcony



Bedroom One En-suite



Bedroom Two

hand basin, alongside a wall-mounted heated towel rail, tiled flooring, part-tiled walls and a side-aspect window.

Adjacent to the principal bedroom is a useful airing cupboard housing the newly installed hot water cylinder, with additional shelving providing convenient storage for towels and linen. Bedroom three is another double room, enjoying a rear-aspect window.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with overhead rainfall shower attachment, vanity wash hand basin and WC. Part-tiled and panelled walls provide a practical finish, complemented by tiled flooring and a side-aspect window allowing natural light into the room.

Bedroom four is a single room positioned to the front of the property, with a window overlooking the front garden and the surrounding cul-de-sac. Bedroom two is also situated to the front and offers a further double bedroom, benefiting from two built-in cupboards with hanging space and shelving, providing useful storage. Loft access is also available from this room.

The garage can be accessed from both the driveway and the rear garden, offering useful additional storage for gardening equipment and outdoor belongings. It is fitted with an up-and-over door, power and lighting.

Externally, the property continues to impress. To the front, a flagged pathway leads around the side of the house towards the rear garden, with established shrubs and planting providing a pleasant boundary between the property and the pavement. The rear garden enjoys a southerly aspect and has been arranged with ease of maintenance in mind. A flagged patio sits directly beyond the living room's bifold doors, creating an ideal space for outdoor dining and entertaining, while an artificial lawn provides an additional area for relaxation and family use. Enclosed by fencing, the garden offers a good degree of privacy and makes the most of its sunny orientation.

Combining generous accommodation, a versatile layout and appealing outdoor space in a highly regarded residential location, 29 Briarigg presents an excellent opportunity for a range of buyers. Early viewing is recommended to fully appreciate all that this home has to offer.

Accommodation with approximate dimensions:

Entrance Hall 4' 9" x 6' 2" (1.46m x 1.90m)

Cloakroom

Kitchen 15' 5" x 8' 11" (4.72m x 2.73m)

Utility 8' 2" x 4' 11" (2.49m x 1.52m)

Dining Room 8' 2" x 9' 10" (2.5m x 3.02m)

Living Room 13' 3" x 17' 7" (4.05m x 5.38m)

First Floor Landing 5' 3" x 9' 6" (1.61m x 2.9m)

Bedroom One 11' 2" x 12' 4" (3.42m x 3.76m)

Bedroom One En-Suite

Bedroom Three 8' 0" x 8' 10" (2.44m x 2.7m)

Bathroom

Bedroom Four 8' 6" x 6' 9" (2.6m x 2.06m)

Bedroom Two 9' 6" x 8' 9" (2.91m x 2.67m)

Parking Garage & Driveway Parking

Garage Up & over door, power and lighting.

Tenure: Freehold



Bathroom



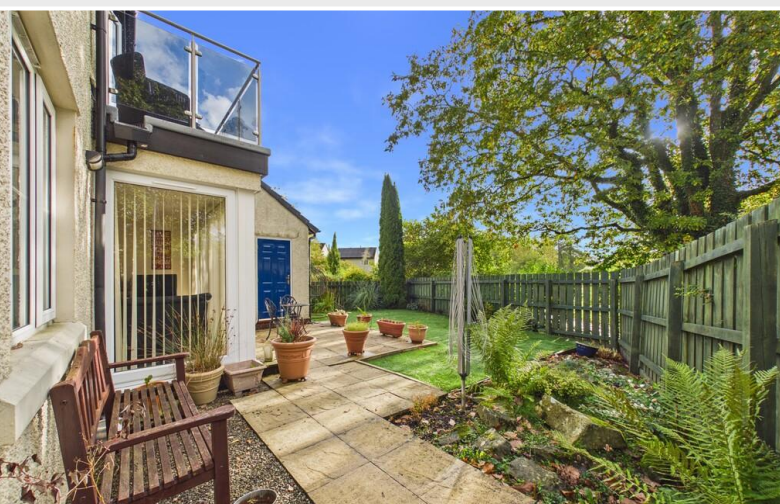
Bedroom Four



Bedroom Two



Rear External



Rear Garden

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

Council Tax: Westmorland and Furness Council tax band: D

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///grew.craters.relishing](https://www.what3words.com/#!/grew.craters.relishing)
From Kendal town centre, proceed along Windermere Road and at the traffic lights turn right onto Burneside Road. Continue for approximately 0.6 miles, passing beneath the railway bridge, before taking the left turn onto Briarigg. Follow the road round and take the second right hand turning into the cul-de-sac. Number 29 can be found on your left hand side.

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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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.

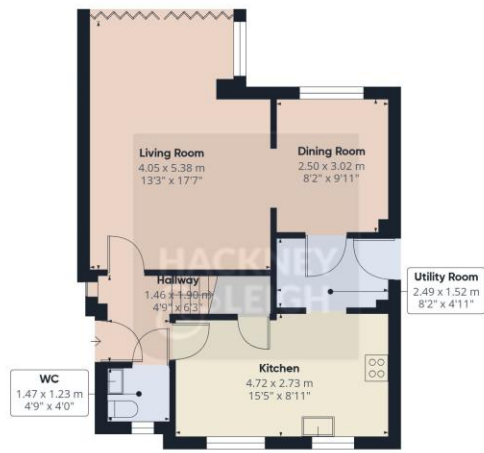


Need help with **conveyancing**? Call us on: **01539 792032**



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



Floor 0



Floor 1

Approximate total area⁽¹⁾

95.8 m²
1033 ft²

Balconies and terraces

5.1 m²
55 ft²

(1) Excluding balconies and terraces

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

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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 14/10/2026.