



HACKNEY
& LEIGH

Kendal

£260,000

Flat 3, 52 Stramongate, Kendal, Cumbria, LA9 4BD

Tucked away down a well-maintained and characterful yard in the heart of Kendal, this exceptional three-bedroom duplex apartment offers a rare combination of modern style, period charm and town-centre convenience. Just a short stroll from local shops, cafés and amenities with stunning views of the historic Kendal Castle, this is a truly special home ideal for professionals, downsizers or anyone seeking a refined base in the Lake District market town.

Accessed via a smart communal entrance, newly updated with fresh paintwork and clean aesthetic carpeting, the shared hallway sets a welcoming tone before reaching the apartment itself. Two flights of stairs lead you to the distinctive burgundy front door of Number 3. Step inside to a light-filled and stylish entrance hall, where characterful engineered wooden flooring adds warmth and elegance. This flooring continues throughout much of the main level, unifying the space with its timeless appeal.



3



2



1



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Ultrafast
Broadband



Allocated
Parking

Quick Overview

Contemporary three bedroom apartment

Well presented throughout

Spacious living area & bespoke fitted kitchen

Boasting traditional features

Double glazing throughout

No upward chain

Views of the historic Kendal Castle

Gas central heating

One allocated parking space and shed

Ultrafast broadband available

Property Reference: K7153



Entrance Hall



Living Room



Open plan living / dining / kitchen



Kitchen

On the left hand side is Bedroom Three, currently utilised as a spacious and quiet home office. This flexible room enjoys a rear outlook and features an original fireplace that adds a touch of period character. Discreetly tucked away within the room is a deep under-stairs storage cupboard, fitted with built-in shelving, ideal for storing household essentials or office supplies.

Moving along the hallway, the home opens into a generous open-plan kitchen, dining and living room; the heart of the property. Bathed in natural light from three front-aspect traditional timber sash windows, this impressive space offers spectacular, far-reaching views toward the historic Kendal Castle. The living area is arranged around a striking original stone mantelpiece with an open gas fire, creating a cosy focal point for relaxing or entertaining. The space is thoughtfully proportioned, allowing for a variety of furniture layouts to suit the new owner's style and needs. The kitchen, stylishly refitted in 2019, is both practical and refined. White marble worktops offer a clean, contemporary feel, complemented by a full range of integrated appliances including a NEFF four-ring induction hob, extractor, oven, microwave, fridge freezer, washing machine and inset sink with drainer. A glass-fronted display cabinet adds a touch of elegance.

Down the hall, you will find Bedroom Two, a spacious and inviting double room with a feature fireplace and a pleasant front-facing aspect. Next to the bedroom, the large walk-in storage room or pantry, a practical bonus offering extensive shelving and room for additional storage or household items.

Opposite Bedroom Two is the generously proportioned main shower room. This beautifully finished space includes a large walk-in shower with a waterfall-style shower head, a floating wash hand basin, a contemporary WC and a heated towel rail. Part-tiled walls and tiled flooring enhance the sense of quality, while a built-in linen cupboard conveniently houses the boiler and provides useful storage.

Ascending the stairs to the upper level, you are greeted by the principal bedroom, a truly charming and characterful retreat. The room benefits from exposed wooden ceiling vaults and dual-aspect roof lights that flood the space with natural light. Built-in triple wardrobes make excellent use of the space, and discreet under-eaves cupboards provide additional hidden storage. This serene bedroom leads into a private en-suite bathroom, complete with a jacuzzi bath and overhead shower, floating WC, wash hand basin and further under-eaves storage, ideal for linens or seasonal items.

The property also includes an allocated off-road parking space, offering convenience right in the centre of town. Additionally, a private shed provides secure storage for outdoor equipment, bikes, or tools.

This thoughtfully designed and beautifully maintained apartment offers a rare opportunity to enjoy the best of Kendal living, where historic charm meets modern comfort and where every window tells a story. Just moments from Kendal's bustling centre, yet quietly tucked away with elevated views over the town's most iconic landmark, this is a home not to be missed.

Early viewing is strongly recommended to appreciate the space, setting and unique charm of this exceptional Kendal residence.

Accommodation with approximate dimensions:

Communal Entrance:

Entrance Hall:

Open plan living / dining / kitchen 24' 5" x 13' 5" (7.45m x 4.09m)

Bedroom Three 11' 5" x 10' 8" (3.48m x 3.26m)

Bedroom Two 13' 6" x 10' 3" (4.12m x 3.14m)

House Shower Room

Walk in storage cupboard

First Floor

Bedroom One 24' 6" x 14' 4" (7.49m x 4.39m)

En Suite Bathroom

Property Information:

Parking: Allocated parking space for one vehicle

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

Tenure: Leasehold

A lease term of 999 years from 25th of November 2005 with 980 years remaining.

Annual service charge of £620 to cover maintenance of all communal areas and contributions to a sinking fund.

Current building insurance charge is £470 annual payment.

Council Tax: Westmorland and Furness Council tax band: D

Energy Performance Certificate: The full energy performance certificate is available on our website and in our offices.

What3Words & Directions [///fluid.light.shelf](https://www.what3words.com/#!/fluid.light.shelf)

Situated within easy walking distance of the town centre, Flat 3, 52 Stramongate can be found through the archway just after the AGA shop, identified as Yard 52. Turn into the courtyard, go under the archway and number 3 is on the second floor in the building on the right-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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom Three



Bedroom Two



House Shower Room

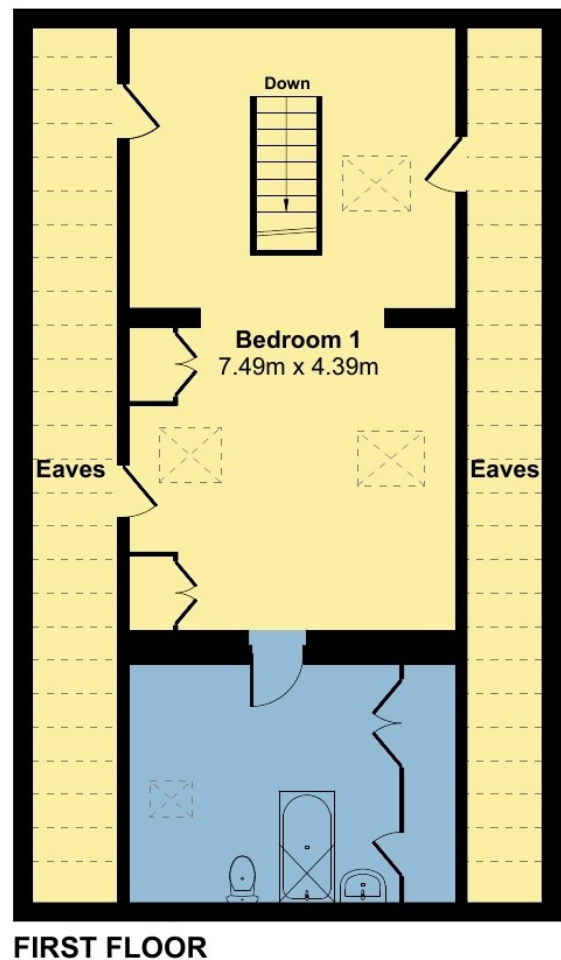
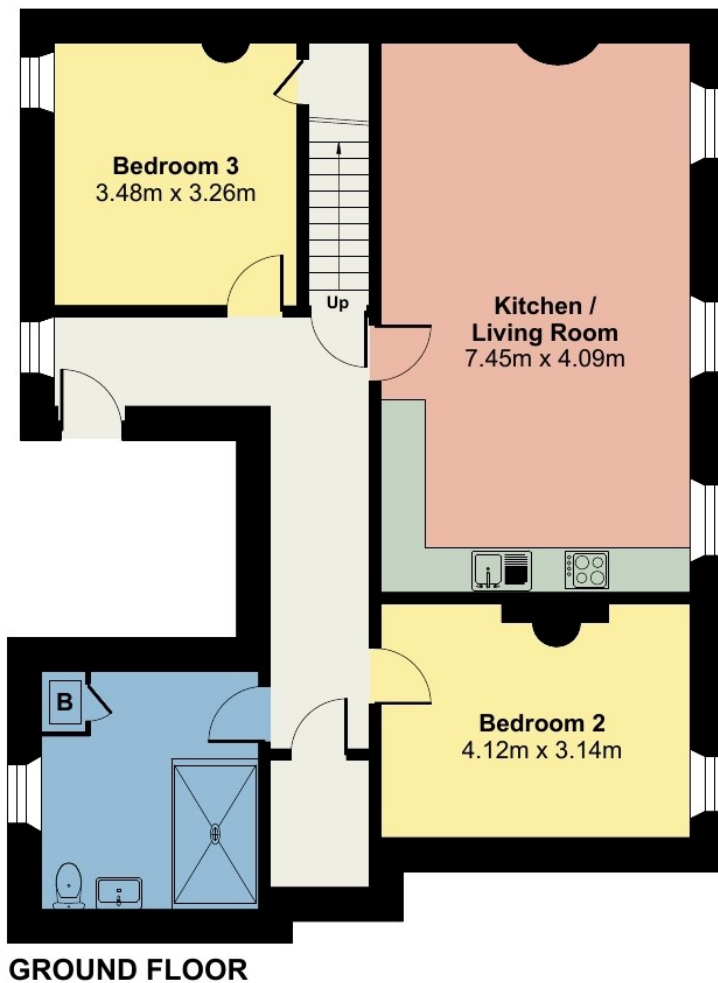


Bedroom One

Stramongate, Kendal, LA9

Approximate Area = 1467 sq ft / 136.2 sq m

For identification only - Not to scale



A thought from the owners...

It's not just a flat, it's part of a lovely little community. The building is run partly by the residents, which gives it a really friendly and neighbourly feel. Everyone looks out for each other and it's a peaceful and welcoming place to come home to while being just a short walk from the heart of Kendal.

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 08/08/2025.

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