



Kendal

£475,000

6 Belmont, Kendal, Cumbria , LA9 4JP

A charming mid-terraced four double-bedroom period home, rich in character with high ceilings, generous proportions and attractive original features. Ideally positioned just off Beast Banks in the heart of Kendal, the property is within easy walking distance of the town centre and enjoys elevated views from the upper floors across the town and towards the surrounding fells.

Offering well-balanced and spacious accommodation, the home comprises four well-proportioned bedrooms, a kitchen with separate utility and a delightful open-plan living and dining space. Thoughtfully designed with practicality in mind, the property benefits from useful storage options including understairs cupboards, a linen cupboard and additional built-in storage on the upper floors. Externally, there is a low-maintenance rear courtyard garden, on-street parking to the front, with residents and guest permits available.

Quick Overview

- Period mid-terraced town house
- Situated in the heart of Kendal
- Open plan living and dining area
- Four well-proportioned bedrooms
- Opportunity for personalisation
- Splendid views accross Kendal
- No upward chain
- Low maintenance rear garden
- On-street parking
- Ultrafast broadband speed*



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Ultrafast
Broadband



On-street
parking

Property Reference: K7262



Front Views



Living Area



Kitchen



Utility

Upon approach, the property is welcomed by a small front garden and an attractive timber porch, leading into a leaded light glass entrance vestibule-setting the tone for the character found within. The ground floor hallway is a warm and inviting space, providing access to the principal rooms and upper floors, with space for coats and footwear. There is also a useful understairs storage cupboard housing the electricity consumer unit, along with a convenient cloakroom fitted with a WC and wash hand basin.

To the left, the open-plan living and dining area is a standout feature of the home. The living space is bathed in natural light from an impressive bay window to the front aspect. A feature fireplace with a gas fire, wooden mantel and tiled hearth creates a focal point, complemented by alcoves to either side. An elegant archway leads through to the dining area with French windows which offers access to the rear garden - ideal for both everyday living and entertaining.

The kitchen is located to the rear and is fitted with a range of wall and base units. It features a Bosch induction hob with a concealed extractor above, along with an integrated double oven and grill. A double sink and drainer sit beneath a side aspect window, and there is space for a fridge freezer. A door leads through to the utility room, which is fitted with additional units, a sink, plumbing for a washing machine and space for a dryer. This room also houses the Vaillant gas boiler and enjoys a rear aspect window overlooking the garden, with direct access outside.

On the first floor, the landing leads to two bedrooms, a separate WC, a linen cupboard and the family bathroom. Bedroom one is a generous double with a front aspect window featuring decorative upper panels and views over Kendal, along with a small adjoining storage space. Bedroom two is another double, overlooking the rear garden and benefits from a wash hand basin. The separate WC includes a side window for natural light. The linen cupboard provides excellent storage and houses the hot water cylinder. The bathroom is fitted with a panelled bath with overhead shower and handheld attachment, wash hand basin, heated towel rail and part-tiled walls, with a rear aspect window.

Stairs rise to the second floor, where a bright stairwell features a built-in shelf and a Velux roof light. Bedroom four is a double room with a rear dormer window. Bedroom three is a generously sized double with a front aspect dormer window enjoying far-reaching views over Kendal and the fells beyond. This room was previously used as an artist's studio, the room also includes a base unit with integrated sink and drainer. A further storage cupboard on the upper landing adds to the home's practicality.

Externally, the west-facing rear garden is a charming and low-maintenance space, with paved areas, flower beds and steps leading to a slightly raised seating area, perfect for a patio set.



Living Area



Bedroom One



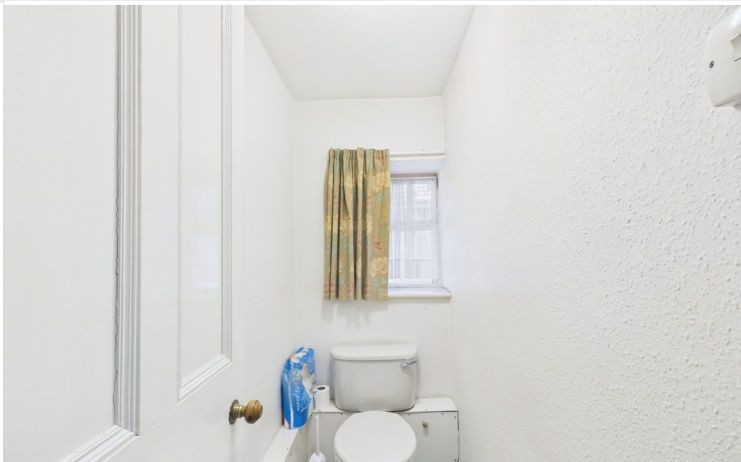
Bedroom One



Bedroom Two



Bathroom



Separate WC

Enclosed by traditional stone walls and enhanced by a blossom tree, it provides a pleasant outdoor retreat. A gate at the rear leads to an access lane connecting to Belmont.

This delightful period home combines character, space, views and practicality, offering a wonderful opportunity for a new owner to personalise and further enhance the property to suit their own style and needs. Call now to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

11' 10" x 12' 0" (3.62m x 3.66m)

Dining Room

12' 11" x 9' 10" (3.96m x 3.02m)

Cloakroom

Kitchen

12' 5" x 9' 4" (3.81m x 2.86m)

Utility room

7' 9" x 10' 5" (2.37m x 3.2m)

First Floor

Bathroom

Seperate WC

Cupboard

Bedroom One

12' 4" x 16' 4" (3.78m x 4.99m)

Bedroom Two

13' 1" x 10' 0" (4m x 3.06m)

Second floor

Bedroom Three

11' 7" x 16' 4" (3.54m x 4.99m)

Bedroom Four 1

2' 9" x 10' 3" (3.89m x 3.14m)

Cupboard

Parking: On-street parking - residents' and guests' permits available.

Property information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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

What3Words & Directions: [///locals.boot.appeal](https://www.what3words.com/locals.boot.appeal)

Head out of Hackney & Leigh on foot and turn right onto Stricklandgate. Continue for approximately 0.2 miles, then turn right onto Allhallows Lane. Follow this road uphill

Request a Viewing Online or Call 01539 729711



Stairwell



Bedroom Three



Bedroom Four



Rear Garden



Rear Garden

before bearing left onto Beast Banks. Continue uphill for around 0.1 miles, then turn right onto Belmont. The property is located halfway along on the left-hand side. Alternatively, continue from Allhallows lane up the steps to High Fellside where the property will be found on the right after turning left into Belmont.

Viewings: Strictly by appointment with Hackney & Leigh.

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

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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
jthompson@hackney-leigh.co.uk



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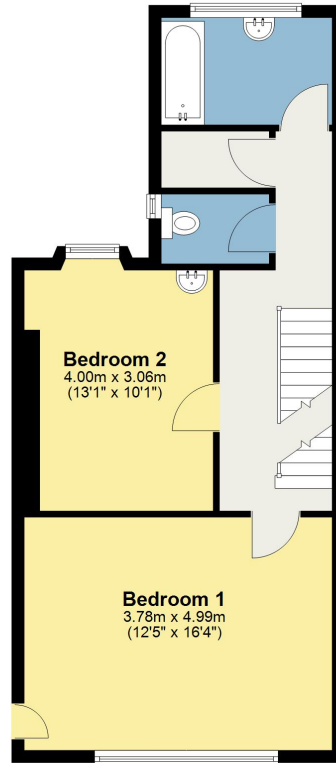


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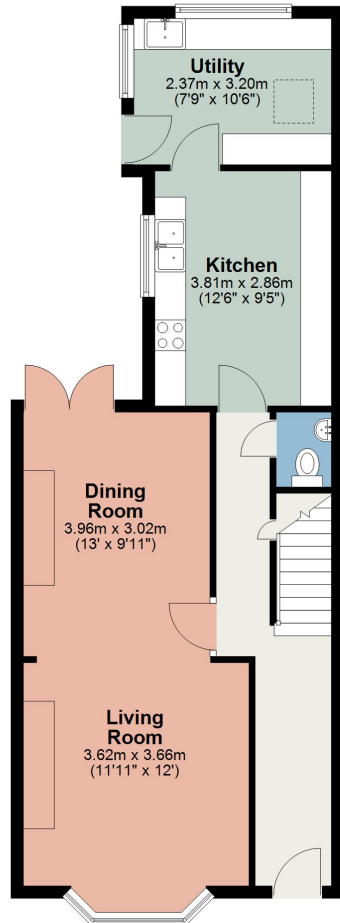
Second Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



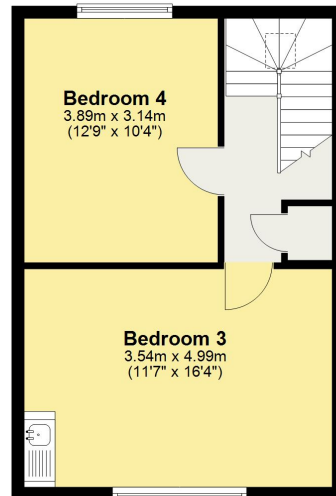
Ground Floor

Approx. 57.7 sq. metres (620.8 sq. feet)



Third Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 145.4 sq. metres (1565.5 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.

6 Belmont , Kendal, Cumbria

A thought from the owners...

"Our family home for over 30 years, Belmont is a quiet and friendly cul de sac, an easy walk to the shops and town centre."

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