



Kendal

£285,000

16 Castle Crescent, Kendal, Cumbria , LA9 7AN

A truly special opportunity to acquire this beautifully appointed period stone-built mid-terrace property, situated within an historic part of Kendal. Castle Crescent was originally built by a Livery Company as weavers' cottages in the 1830's, adding a fascinating layer of history and character to this charming terrace. The property enjoys a wonderful outlook across the village green, church, river and surrounding Lakeland landscape. Offering accommodation arranged over three floors, this charming home seamlessly combines original character with thoughtful improvements, creating a unique and welcoming residence.

Quick Overview

- Beautiful Georgian stone-built home
- Historic convenient Kendal location
- Wealth of period features
- Charming living room
- Out fitted kitchen
- Three bedrooms and house bathroom
- Sweeping scenic views
- Private courtyard garden
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast



On street
parking

Property Reference: K7357



Front Garden



Views to the Church



Living/Dining Room



Kitchen

Built in traditional stone, the property retains many desirable period features including lime plaster finishes, lime-pointed stonework and natural materials sympathetic to its heritage, allowing the home to retain its traditional character and charm. Further enhanced by attractive pine doors and original features throughout This is a property that genuinely needs to be viewed to be fully appreciated.

Entering the property, the welcoming living room immediately sets the tone for the quality and character found throughout. A bright and inviting space, the room enjoys a double-glazed sash window overlooking the green and church to the front, with a further sash window and window seat overlooking the rear courtyard. A stunning focal point is provided by the attractive fireplace with tiled inset and cast iron open grate, complemented by original built-in cupboards with pine doors, cast iron radiators and a useful understairs storage cupboard. A concealed staircase leads to the first floor.

The kitchen enjoys a delightful rear aspect with views towards Kendal Castle and the surrounding area. Beautifully fitted with bespoke hand-built Hout Design cabinetry, handcrafted from ash timber from Bassenthwaite, silestone work surfaces, inset ceramic double sink, space for a oven, integrated dishwasher and washing machine. The room is finished with traditional walls, cork and lime plaster, external lime rendering, original lime grout tiled flooring, with a Acoya stable door providing access to the rear courtyard.

The first floor provides a versatile second reception room/bedroom, currently utilised as a sitting room, along with the family bathroom. This impressive room features floor boards, a double-glazed sash window overlooking the green towards the river and a deep built-in wardrobe cupboard.

The bathroom continues the character theme with attractive floorboards, sash window with deep sill and storage beneath. Fitted with a three-piece suite comprising panelled bath, pedestal wash hand basin and WC, with part-panelled walls, radiator and Vaillant Combi boiler.

To the second floor are two further bedrooms, both enjoying delightful views across Kendal and the surrounding landscape. The boarded attic can be accessed from the second floor landing. Generous Bedroom Two benefits from splendid floorboards, inset shelved alcove, radiator, deep wardrobe cupboard and double-glazed sash window overlooking the river and beyond. Bedroom three enjoys views across the Kendal roofscape towards Benson Knott and fits a double bed and features attractive floorboards, radiator and sash window with sill and useful storage beneath.

Externally, the property enjoys a charming gated fore garden to the front, while to the rear is a private enclosed paved courtyard garden with planted border and gated access to



Living Area



Kitchen



Dining Area



Second reception room/bedroom



Bedroom Two



Bedroom Three

the rear lane. There are also drying rights on the communal front green where 'Kendal Green' livery cloth was once stretched out to tenter hooks.

This exceptional period home offers a rare blend of historic character, quality craftsmanship and modern comfort, all within a highly sought-after, tranquil and historic Kendal setting, only a few minutes walk to Kendal Town Centre over the river.

Viewing is essential to appreciate the charm, detail and unique appeal of this wonderful property.

Accommodation with approximate dimensions

First Floor

Living/Dining Room

12' 5" x 19' 3" (3.80m x 5.89m)

Kitchen

7' 4" x 14' 1" (2.25m x 4.30m)

First Floor

Landing

Sitting Room/Bedroom

12' 5" x 10' 9" (3.80m x 3.29m)

Bathroom

Second Floor

Landing

Bedroom Two

12' 11" x 10' 8" (3.95m x 3.27m)

Bedroom Three

7' 2" x 8' 3" (2.20m x 2.53m)

Parking: On street parking.

Property Information:

Tenure: Freehold.

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

Council Tax: Westmorland and Furness Council Tax - Band C.

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.



Bathroom



second reception room/bedroom



Rear Yard



Rear Yard



Views

What3Words & Directions: [///tall.arrive.advice](https://www.what3words.com////tall.arrive.advice)

From Kendal town centre, follow the one-way system onto Sandes Avenue and continue around onto Station Road. Turn right onto Wildman Street, then take the first left onto Castle Street. Castle Crescent can be found on the right-hand side, adjacent to St George's Church. Number 16 is located midway along the terrace.

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
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Call **01539 729711** or request
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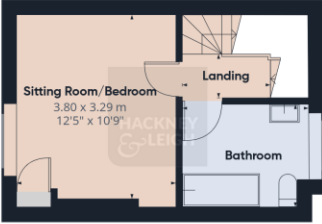
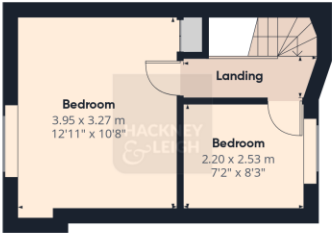


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 Floor 0	 Floor 1	 Approximate total area⁽¹⁾ 76.6 m² 823 ft²
 Floor 2		(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE 360

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 18/08/2026.