

## Kendal

£350,000

36 High Fellside, Kendal, Cumbria , LA9 4JG

36 High Fellside is a three bedroom end-terraced house featuring a home office/bedroom three and cloakroom on the ground floor and the dining kitchen and living room on the lower ground floor. The property boasts stunning panoramic views over the roof tops that extend to the town hall, Kendal Castle and towards Benson Knott and Whinfell Ridge in the distance.

The property comes with the convenience of an enclosed rear patio and the added benefit of allocated parking. This home is perfect for someone who is looking to bring their own ideas and create a retreat for themselves. Exceptionally well positioned overlooking the town, close to every amenity required.

### Quick Overview

Splendid end-terraced house

Three bedrooms

House bathroom

Fabulous far reaching views

Perfectly located for walking into Kendal town

centre

Well tended patio

No upward chain

Close to local amenities

Benefits from off-road parking

Ultrafast broadband available



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Ultrafast



Off Road  
Parking

Property Reference: K6957



Living Room



Living Room



Kitchen/Diner



Kitchen/Diner

**Property Overview:** Located in Kendal, 36 High Fellside enjoys an enviable position that combines tranquillity with convenience. Set in one of the town's most desirable residential areas, this property is just a short stroll from Kendal's bustling town centre, offering easy access to a variety of shops, restaurants and local amenities. The area is well-served by excellent transport links, making it ideal for commuters. Surrounded by the stunning landscapes of the Lake District, this location provides the perfect balance of urban living and natural beauty.

Tucked away in the lovely and quiet cul-de-sac you will find 36 High Fellside laid out over three levels, this unique three-bedroom, one bathroom home provides the new owner an opportunity to bring their own ideas and create a dream home with picturesque views.

Entering through the front door into the light and airy entrance hall with ample room for hanging up coats and shoes having a built in display cabinet. The two staircases that lead off the hallway will take you up to the first-floor level and down to the lower ground floor.

The home office/bedroom three can be found on your left. A double aspect room with a built in workstation, wardrobe and access to loft space. There is also a cloakroom on this floor comprising of a wc and vanity wash basin.

Descending the stairs to the lower ground floor you will find the living room and dining kitchen. The living room is inviting and spacious, with patio doors that lead to the rear patio, allowing plenty of natural light to flood in and if that does not allow enough this room features a bay window perfect for sitting and unwinding after a long day and enjoying spectacular views across the town towards Benson Knott and Whinfell Ridge.

The fitted dining kitchen has a range of base and drawer units with complementary working surfaces with an stainless steel sink. It's well-equipped with kitchen appliances, including a Bosch 4 ring hob, electric oven with built in microwave oven, dishwasher, washing machine and fridge. An understairs pantry with freezer maximizes space efficiency for everyday appliances and storage. Having room for a dining table and chairs, it's perfect for meals and gatherings with your loved ones. Sliding patio doors seamlessly connect the kitchen to the rear garden, perfect for creating an outdoor seating area to enjoy meals throughout the summer allowing for easy outdoor access and a pleasant view.

Back to the entrance hall, take the stairs up to the first floor. On this floor you will find two further double bedroom's. Both double aspect rooms offer picturesque views over Kendal, providing excellent vantage points to enjoy the panoramic scenery. Additionally, both bedrooms are equipped with spacious fitted storage wardrobes. The main bedroom features a bay window which benefits from the afternoon sun. There is a large built in linen cupboard on the landing.

To complete the picture, the house bathroom is located on this floor a four piece suite comprising of a walk in shower, wash hand basin, panelled bath and W.C.

Outside to the rear of the property, having access from both the living room and kitchen/dining room, as well as from a side gate, consists of a flag-paved patio garden, designed for minimal maintenance. Metal railings surround the patio hidden by mature trees and shrubs allowing for unobstructed views across Kendal town and beyond to surrounding fells, making it a delightful spot to relax and enjoy the surroundings. Also having a shed perfect for storage of bikes and garden tools. To the front of the property there is a flower/plant bed



Kitchen/Diner



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3/Home Office



Bedroom 3/Home Office

which adds colour!

There is limited parking spaces nearby for visitors with permits.

Accommodation with approximate dimensions:

Split Entrance Landing Leading to the Lower Ground & First

Floor

Ground Floor:

Home Office/Bedroom Three 12' 2" x 8' 5" (3.72m x 2.59m)

Cloakroom

Lower Ground Floor:

Living Room 14' 5" x 13' 6" (4.40m x 4.14m)

Dining Kitchen 21' 1" x 12' 5" (6.43m x 3.79m)

First Floor:

Bedroom One 14' 7" x 13' 6" (4.47m x 4.14m)

Bedroom Two 12' 2" x 11' 0" (3.71m x 3.36m)

House Bathroom

Parking: Allocated parking.

What3words Location & Directions: //spoil.lakes.first

Found in the heart of Kendal Town Centre the development of High Fellside is approached by taking Allhallows Lane opposite the Town Hall, proceed up the hill and take the 2nd turning right into Belmont proceed to the bottom of the road and turn right into High Fellside. Follow the road down, keep right to go down the hill and at the bottom, turn left. Number 36 can be found at beginning of the cul-de-sac on your right side.

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

Tenure: Freehold.

Council Tax: Westmorland & Furness District Council - Band D

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Agent Note: Please note - this property can not be used as a holiday let.

A thought from the owners "A very happy home; handy for getting into town and with spectacular views all day long"

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View



Rear



[View](#)



[Rear](#)

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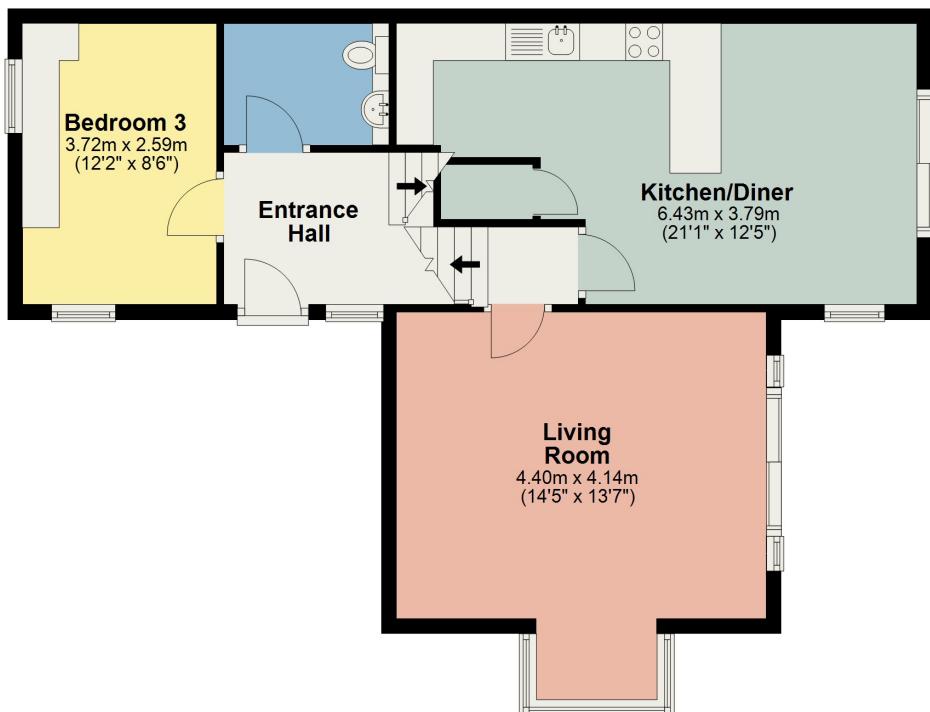


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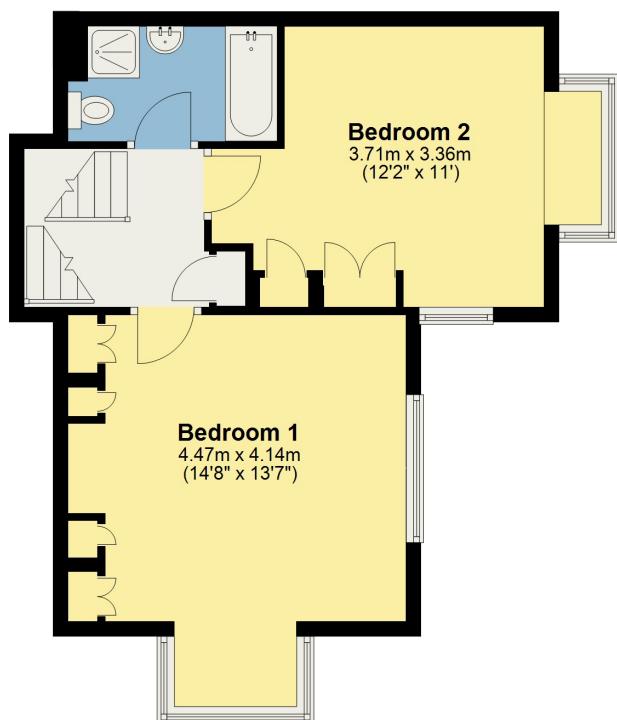
## Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



## First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



**Total area: approx. 112.4 sq. metres (1209.4 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.

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