



Highgate

£195,000

39 The Old Shambles, Highgate, Kendal, Cumbria, LA9 4TA

Tucked away down a charming cobbled yard just off Kendal's historic High Street, 39 Old Shambles is a delightful end-terraced quint cottage brimming with character. Set within the town's Conservation Area, this wonderful home retains a wealth of original features including exposed wooden window and ceiling beams and traditional timber sash windows, capturing the essence of old Kendal. While the property is in need of some updating, it offers superb scope for modernisation, making it an ideal opportunity for buyers seeking a home they can personalise.

Quick Overview

- Charming end-terraced cottage
- Three bedrooms
- Character features throughout
- Central location
- Opportunity for personalisation
- Ideal for first time buyers or investors
- Picturesque cobbled yard
- Gas central heating
- Ultrafast broadband available
- Integral garage & On street parking



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Ultrafast
Broadband
Available



On Street parking
& Integral Garage

Property Reference: K7211



Living Room



Kitchen



Staircase to first floor



Bedroom One

Upon entering, you are welcomed into a cosy living space where an alcove with a rustic wooden beam mantle creates an attractive focal point. A generous under-stairs cupboard provides excellent storage. Positioned at the rear of the property, the kitchen offers direct access to the rear yard. It is fitted with a range of wall and base units and benefits from an inset sink with drainer, concealed extractor, 4-ring gas hob and freestanding cooker.

Ascending to the first floor, you will find three well-appointed bedrooms and the house bathroom. Bedroom One is a spacious double featuring a built-in wardrobe and two windows overlooking the charming cobbled yard at the front. Bedroom Two is another generous double with the same pleasant front aspect. Bedroom Three is a single room with built-in wardrobes housing the boiler. The house bathroom includes a panelled bath with overhead shower, WC, and pedestal wash hand basin.

The property benefits from an integral garage with a manual door, an excellent asset so close to the town centre and offers exciting potential for future development, including the possibility of extending through (subject to the necessary permissions). The rear yard, accessible from both the kitchen and the garage, features a small flagged seating area that provides a perfect spot for low-maintenance outdoor enjoyment.

Perfectly situated just steps from Kendal's amenities, the cottage is within easy reach of supermarkets, bus routes, the train station, schools, medical facilities and the vibrant town centre. Don't miss the rare opportunity to own a charming piece of Kendal's history; embrace the chance to make this delightful historic cottage your own.

Accommodation with approximate dimensions:

Living Room: 6' 6" x 19' 10" (2.00m x 6.06m)

Understairs storage cupboard:

Kitchen: 10' 10" x 6' 5" (3.31m x 1.98m)

Staircase to first floor:

Bedroom One: 10' 5" x 10' 11" (3.20m x 3.33m)

Bedroom Two: 8' 11" x 11' 0" (2.72m x 3.36m)

Bedroom three: 8' 2" x 8' 9" (2.51m x 2.67m)

House Bathroom

Garage: 8' 7" x 16' 5" (2.62m x 5.01m)

Property Information:

Parking: On street parking and integral garage

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council Tax Band : B

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

Viewings Strictly by appointment with Hackney & Leigh Kendal Office

What3Words & Directions [///scar.sound.woods](https://www.what3words.com/scar.sound.woods)

Situated on one of Kendal's historic yards, 39 Old Shambles occupies a prime position at the very end of the right-hand terrace as you look down the yard from Highgate. The property is easily located by heading past The Fleece Inn; the yard on the right is signed 'Old Shambles', and following the cobbled pathway to its end brings you directly to the cottage. Additional access is also available from the rear via Low Fellside, offering convenient alternative entry.

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).

Agents Note: Please note that this property is currently part of a larger Land Registry title and will require a Transfer of Part upon completion. While this process does not typically delay the conveyancing timeline, it may incur a small additional legal fee.



Bedroom Two



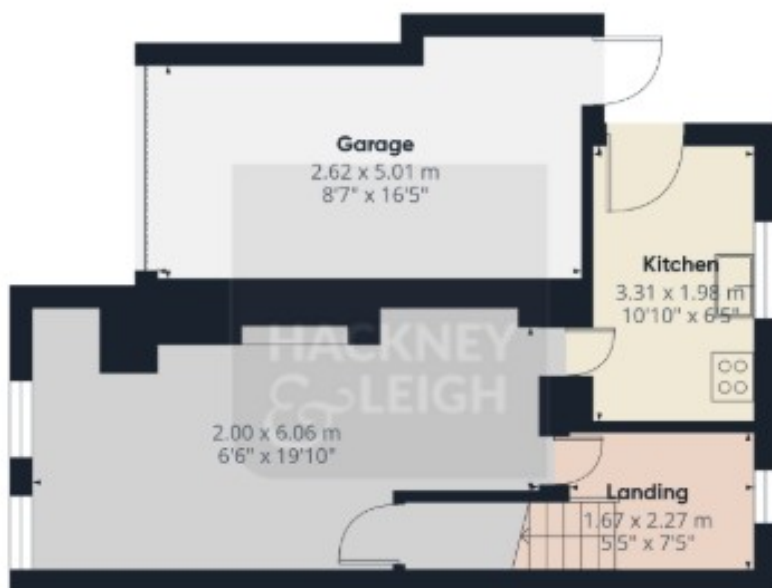
Bedroom Three



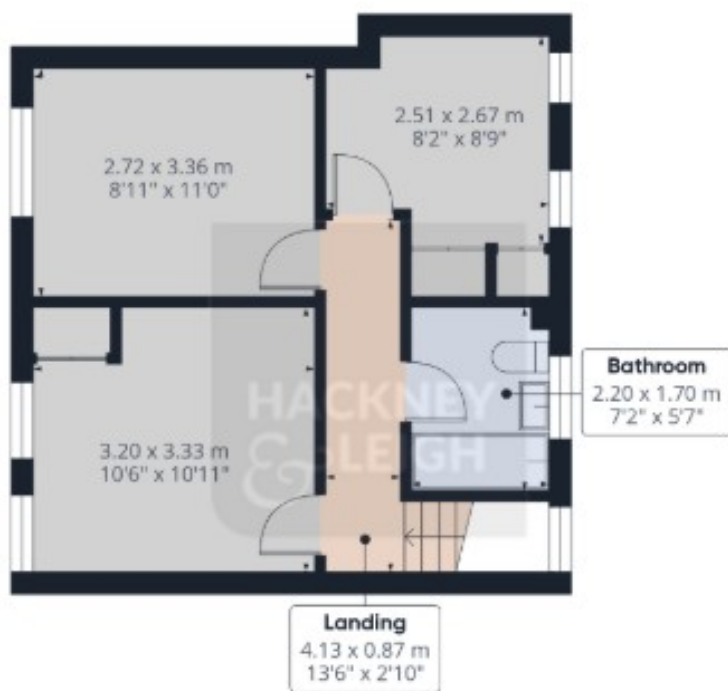
House Bathroom



Rear Yard



Floor 0



Floor 1

Approximate total area⁽¹⁾

77.6 m²

835 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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