



Kendal

£175,000

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

Tucked away along a charming cobbled yard just a minute's walk from Kendal town centre, this characterful mid-terrace Quint cottage presents a rare and exciting opportunity to acquire a historic home in one of the town's most central and atmospheric settings. 35 The Old Shambles reflects the rich heritage of Kendal and retains a wealth of original features that capture the essence of this traditional market town.

Quick Overview

- Mid terraced cottage
- Town centre location
- Three bedrooms
- Opportunity for personalisation
- Character features throughout
- Ideal for Investors
- Charming cobbled yard
- Gas central heating
- On street and garage parking
- Ultrafast broadband available



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Ultrafast

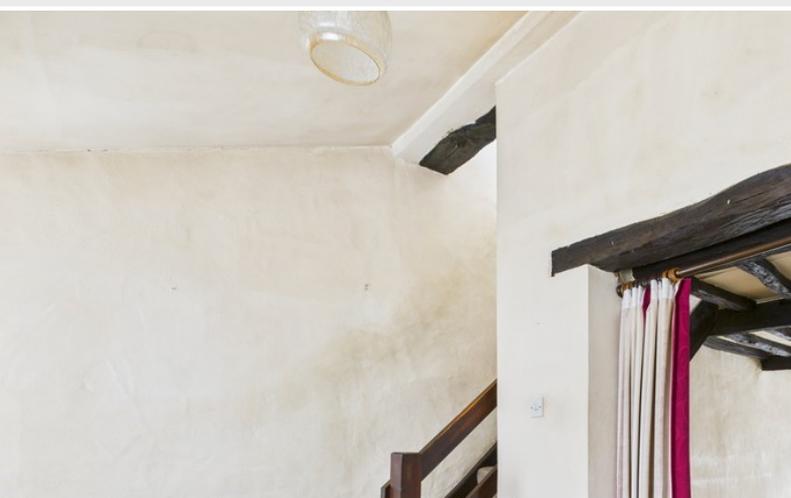


Garage

Property Reference: K7212



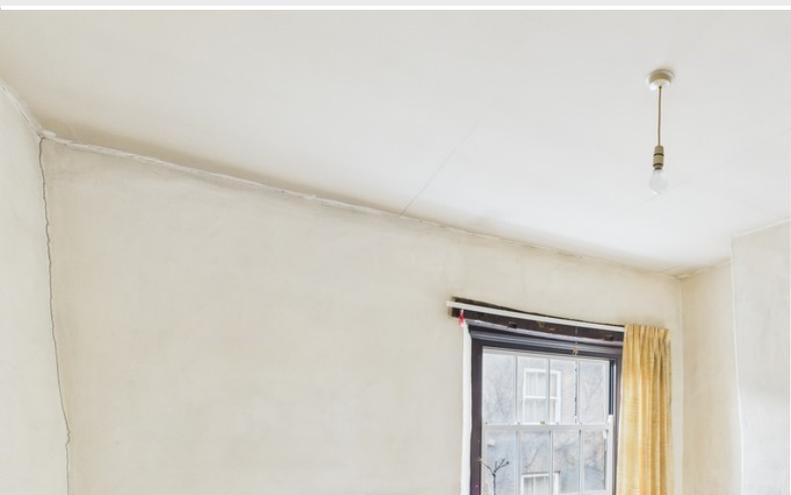
Living Room



Dining Area



Kitchen



Bedroom One

The property requires full renovation throughout, offering an ideal blank canvas for a buyer looking to restore and reimagine a period cottage to their own taste while preserving its unique character. Original exposed timber beams, traditional Timber Sach windows and solid plank internal doors all contribute to the cottage's undeniable charm.

The ground floor opens into the main living area, where ceiling beams and front-aspect Timber Sach windows create a warm and inviting feel, with scope to form a cosy sitting room. To the rear of the living space is an area with potential to accommodate a small dining table. A plank and batten (Z-brace) door leads through to the kitchen, which is fitted with wall and base units, a sink with drainer, space for an under-counter fridge, cooker with extractor, and plumbing for a washing machine. From here, a door opens to a small paved rear yard, ideal for a bistro set.

Stairs rise from the kitchen to the first floor, where there is access to the loft, three bedrooms and the house bathroom. Bedroom one is a generous sized double with a built-in cupboard and a front aspect window overlooking the cobbled yard. Bedroom two enjoys the same front aspect, while the third bedroom is a small double with a rear-facing window overlooking the yard. The bathroom comprises a three-piece suite including; panel bath, WC and wash hand basin and a cupboard housing the boiler, offering useful storage.

An integral garage with a manual up-and-over door provides an asset so close to the town centre and offers potential for future development or reconfiguration (subject to the necessary consents).

Perfectly positioned within moments of Kendal's shops, cafés, supermarkets, schools, bus routes and railway station, this historic mid-terraced cottage offers a wonderful opportunity for those seeking a centrally located home full of character and potential. A rare chance to acquire and transform a charming piece of Kendal's heritage.

Accommodation with approximate dimensions:

Living Room 11' 1" x 19' 8" (3.38m x 6.00m)

Dining Area 11' 5" x 6' 5" (3.48m x 1.98m)

Kitchen 11' 5" x 6' 3" (3.49m x 1.92m)

Staircase to first floor:

Bedroom One: 11' 10" x 11' 1" (3.62m x 3.39m)

Bedroom Two 11' 5" x 8' 9" (3.48m x 2.67m)

Bedroom Three 9' 9" x 11' 1" (2.98m x 3.38m)

House Bathroom

Garage

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 : 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 Kendal Office

What3Words & Directions: ///thinks.ropes.dress

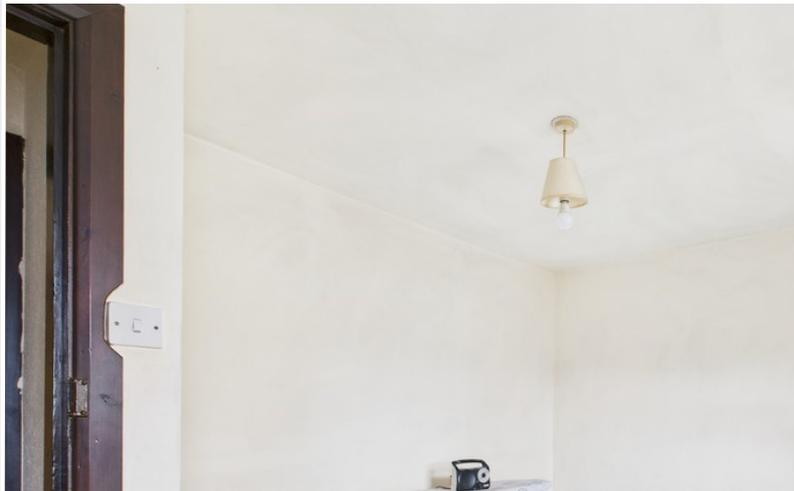
Situated on one of Kendal's historic yards, 35 Old Shambles occupies a prime position towards the end of the right-hand terrace as you look down the yard from Highgate. The property is easily located by heading past The Fleece Inn; the yard on the right is signed 'Old Shambles', and following the cobbled 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).

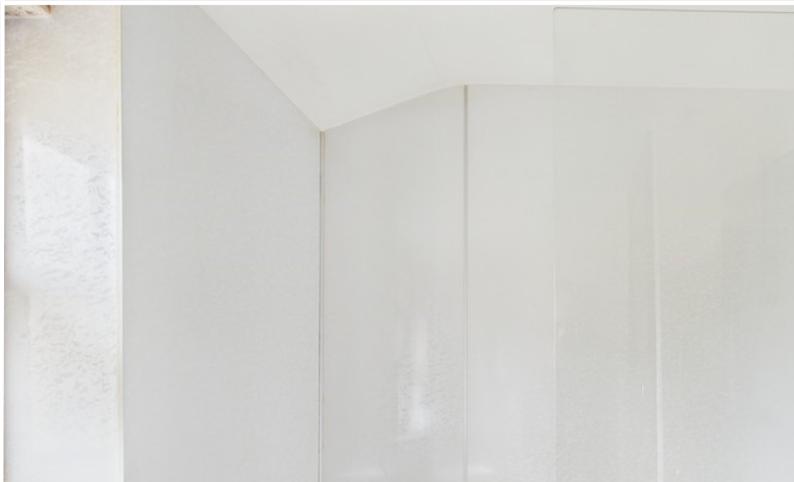
Agent Note: Please note that this property is currently part of a larger Land Registry title and will require a Transfer of Part upon completion. While this process does not typically delay the conveyancing timeline, it may incur a small additional legal fee.



Bedroom Two



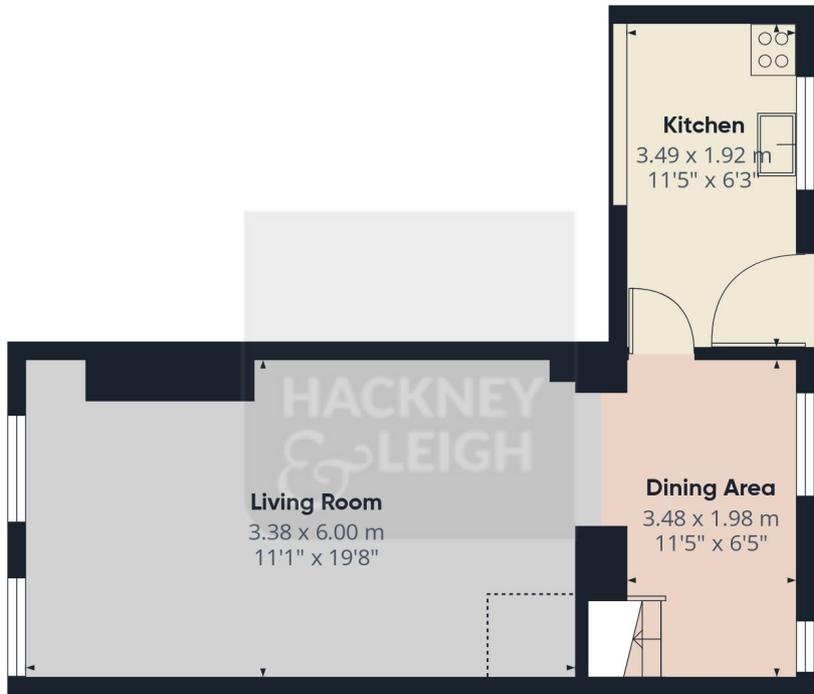
Bedroom Three



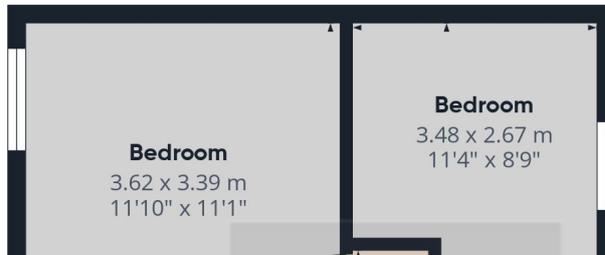
House Bathroom



Rear Yard



Floor 0



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