



# Kendal

**£395,000**

South View Cottage , South View Lane, Kendal, Cumbria , LA9 4PW

Discover a rare gem, just a stone's throw from Kendal's bustling centre enjoying convenient proximity to an array of local amenities and supermarkets. Moreover, it offers easy access to northbound routes leading to the scenic wonders of the Lake District National Park and the A591. Within a short walk of Kendal Green. An enchanting Georgian home brimming with original features and prime for restoration. Set on a generous plot, this property offers a unique blend of historical charm and modern potential, and scope for extension (subject to consents) making it an ideal canvas for your dream home.

## Quick Overview

- Detached Georgian home
- Prime for restoration/extension
- Three bedrooms
- Fitted Kitchen
- Expansive plot
- In need of modernisation
- Splendid views
- Wonderfull character features
- Close to amenities
- Ultrafast Broadband



3



1



3



G



Ultrafast  
Broadband



Parking  
Provision

Property Reference: K7041



Living Room



Living Room



Dining Room



Kitchen

Upon entering, you're welcomed into a sitting room on the right, where an open fireplace with original tiling and a charming piano set the stage. Adjacent is a spacious living room that seamlessly flows into a dining room, complete with built-in cupboards and classic shutter windows.

The ground floor also features a bathroom with a vanity WC and a panelled bath, leading to an additional room equipped with a WC and walk-in shower. Descend to the lower level to find the kitchen, having fitted wall and base units offering a functional space for you to make your own.

Upstairs, the home presents three inviting bedrooms. The first bedroom is dual aspect, offering breathtaking views over the Howgills and Benson Knott, similar to those enjoyed from the living room. The second bedroom is a comfortable double, while the third having potential for a home office, nursery or dressing room houses the hot water cylinder, providing practical storage solutions.

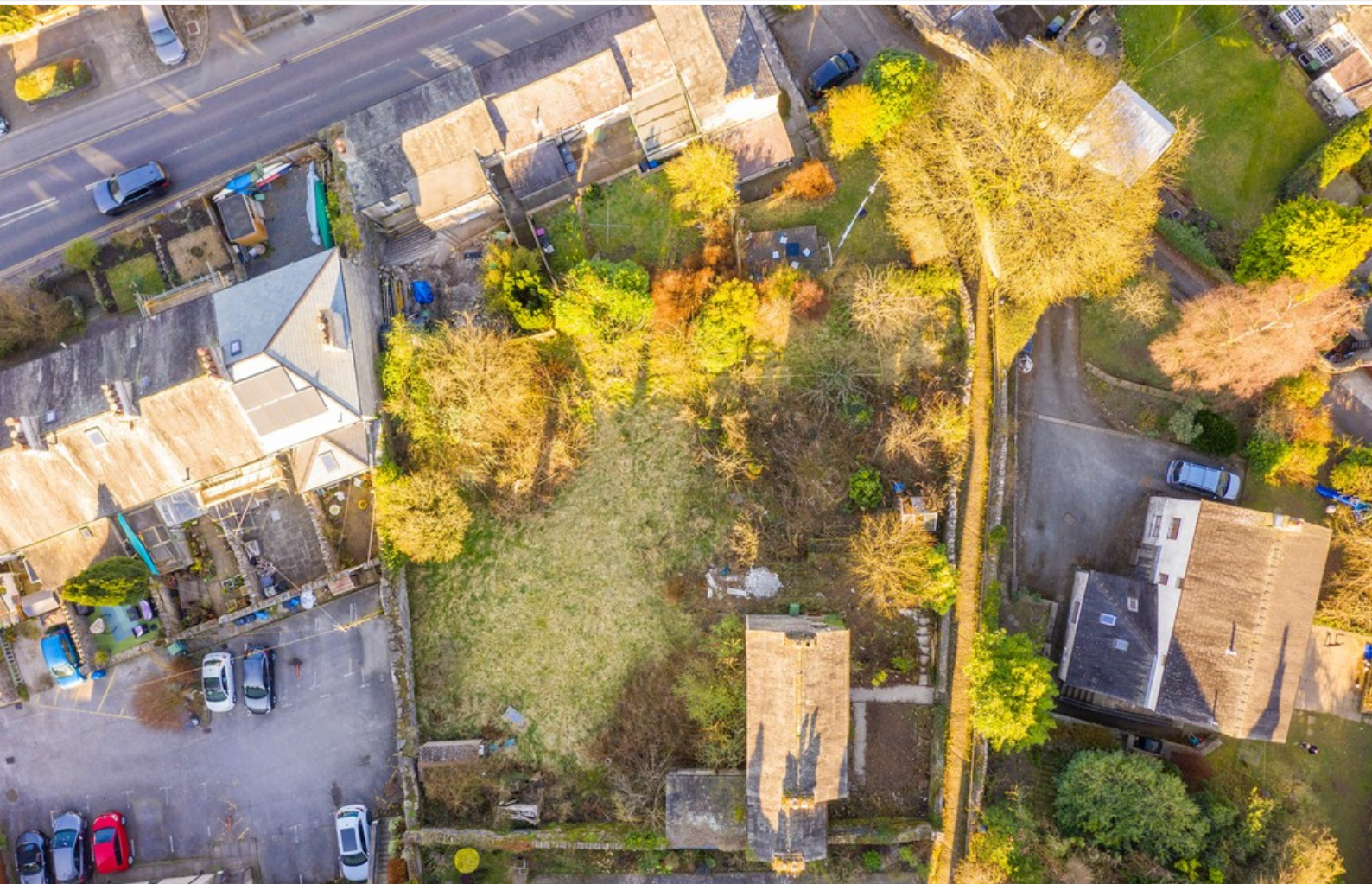
The expansive garden is a true highlight, offering splendid views and ample space for extension. With a greenhouse and shed already in place, it's a perfect setting for outdoor entertainment or future development and extension.

Nestled in a sought-after location, this property offers an exceptional opportunity for those with a vision. With planning permission already secured, the potential to extend and transform this house into a spacious family home is truly remarkable. The existing architectural drawings provide a glimpse into what could be a stunning residence, tailored to your specific needs and desires.

This Georgian home is more than just a property; it's an opportunity to create a bespoke residence that honours its historical roots while embracing modern living. Whether you're an experienced restorer or a visionary homeowner, this charming abode invites you to craft a home of your own. Don't miss the chance to transform this historic treasure into your dream home.



Bedroom One



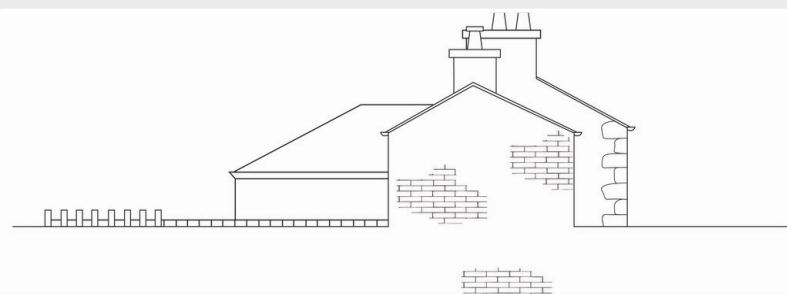
Drone View



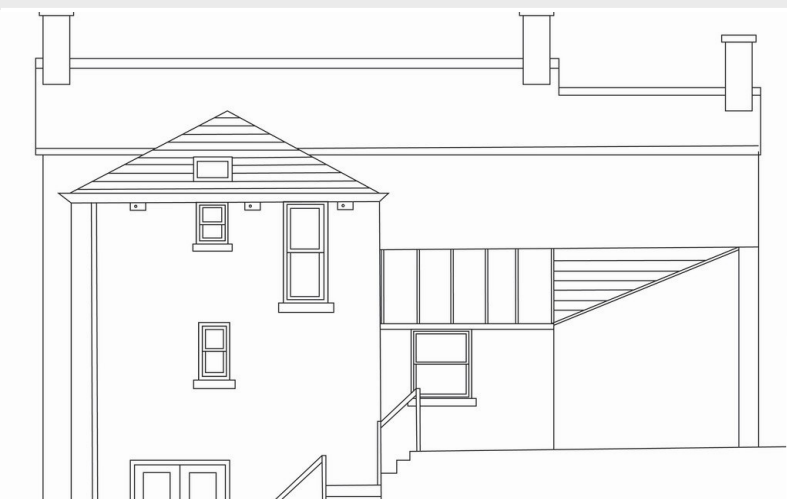
South East Elevation



North East Elevation



South West Elevation



North West Elevation

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 15' 7" x 9' 4" (4.75m x 2.85m)

Sitting Room 14' 7" x 10' 1" (4.47m x 3.09m)

Dining Room 10' 0" x 8' 11" (3.05m x 2.72m)

Bathroom

Lower Ground Floor

Kitchen 13' 6" x 9' 2" (4.13m x 2.80m)

First Floor

Bedroom One 13' 11" x 9' 5" (4.26m x 2.88m)

Bedroom Two 13' 8" x 9' 4" (4.19m x 2.85m)

Bedroom Three 9' 11" x 9' 3" (3.04m x 2.83m)

Store

Property information:

Tenure: Freehold.

Council Tax: TBC

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

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

What3Words & Directions: [///pepper.logic.cages](https://www.what3words.com/pepper.logic.cages)

South View Cottage is situated in a convenient location just off Windermere Road and close to Kendal Green. Leaving the town on the Windermere Road proceed up the hill and South View Lane is found on your left just before the crossroads with Green Road and Queens Road. On the first right there is path which as you follow this up the property is situated on the right hand side.

Viewing: Strictly by appointment with Hackney & Leigh.



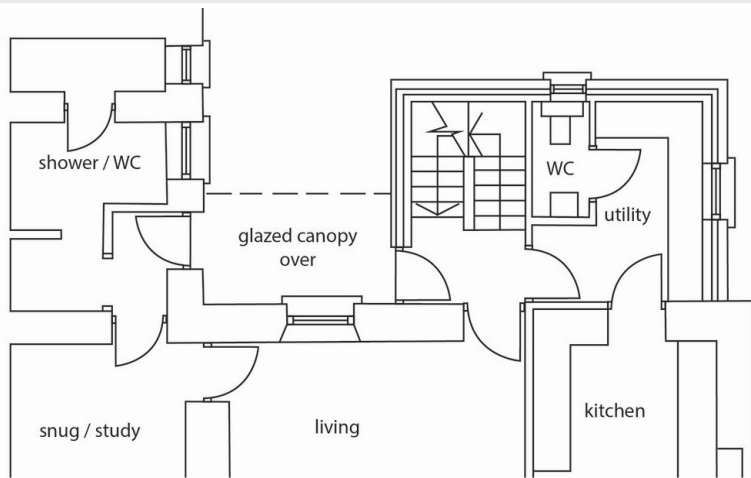
Os Map - 01211180



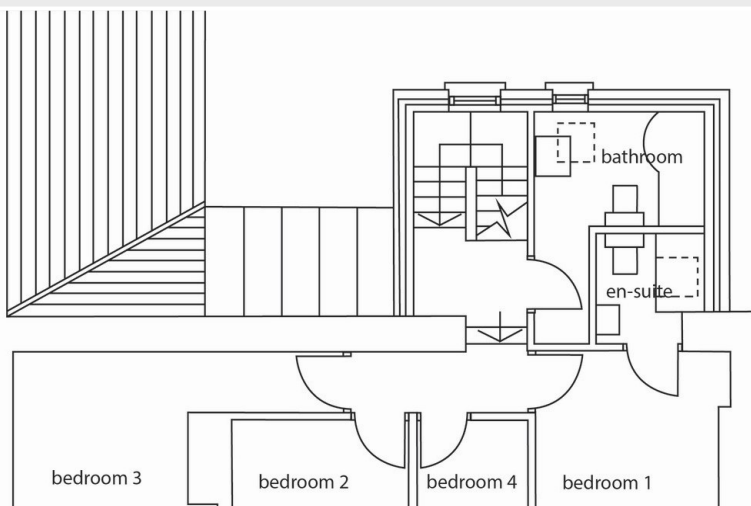
Bedroom Two



Bedroom Three



Proposed Ground Floor Plan



Proposed First Floor Plan

**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).

## Meet the Team

### Keira Evans

Branch Manager & Valuer

Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Claudia Cutolo

Sales Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team

Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



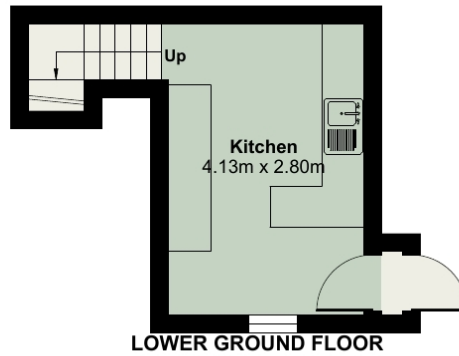
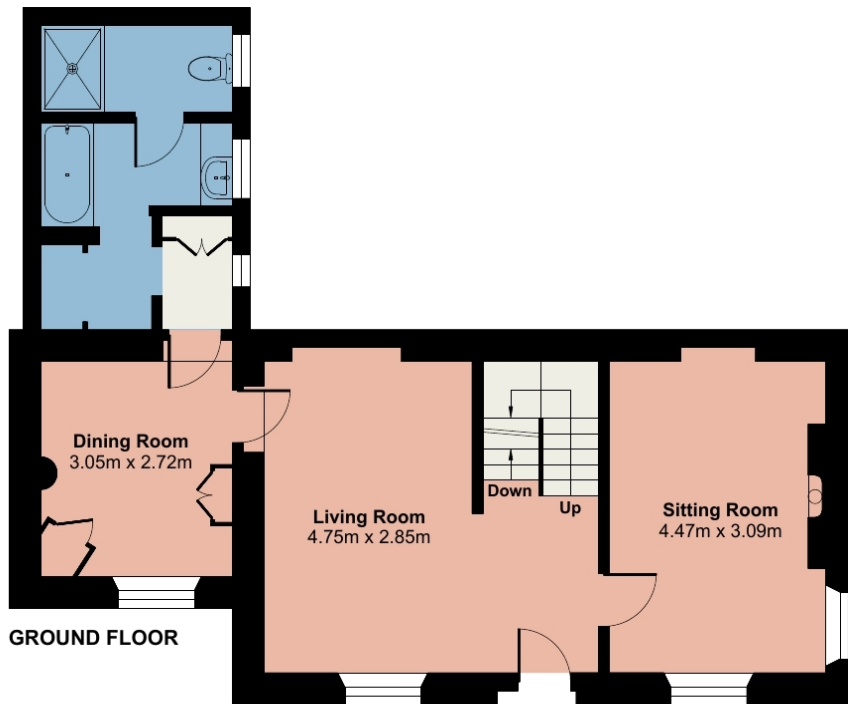
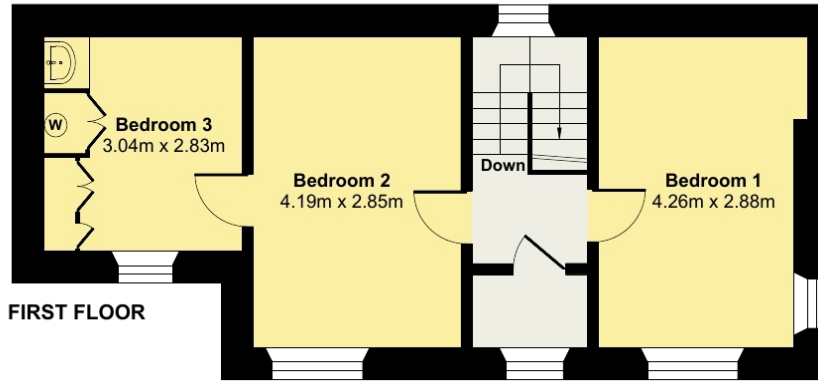
Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

# South View Lane, Kendal, LA9

Approximate Area = 1248 sq ft / 115.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1256847

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 26/03/2025.

Request a Viewing Online or Call 01539 729711