



Kendal

£650,000

Rangemoor, Mount Pleasant, Kendal, Cumbria, LA9 4JS

Situated in a prime location within a the Conservation Area close to Kendal town centre, Range Moor is a delightful detached period home offering a flexible layout that blends modern living with classic character. Set in an elevated position, the property enjoys far-reaching views across the town and surrounding fells, along with beautifully maintained gardens and a private allotment.

A welcoming entrance porch provides useful space for coats and shoes before leading into the spacious entrance hall, where stairs rise to the first floor and a handy understairs cupboard offers additional storage. From here, there is access to the reception rooms, kitchen, study or fourth bedroom and the cloakroom, which is fitted with a WC and wash hand basin.

Quick Overview

- Spacious detached period property
- Elevated position with far-reaching views of the fells
- Walking distance to Kendal town centre
- Two elegant reception rooms with bay windows
- Modern Siematic kitchen
- Mature rear garden with lawn, trees and allotment area
- Double glazing throughout
- Gas Central heating
- Permit parking for two vehicles
- Ultrafast Broadband Speed*



4



4



2



E



Ultrafast



Permit Parking

Property Reference: K7116



Entrance Hall



Dining Room



Study/Bedroom Four



Ensuite Shower room for study

The living room is a generously proportioned space featuring a large bay window with a front aspect, flooding the room with natural light. A feature fireplace with polished inset, wooden mantel, and coal-effect gas fire adds warmth and charm, enhanced by original coving and a picture rail. Adjacent is the dining room, another spacious and inviting reception room, also with a bay window overlooking the front, making the most of the far reaching views. This room includes an elegant fireplace with an art deco mantel, polished inset, and coal-effect gas fire, together with coving and a picture rail.

The study/fourth bedroom offers excellent flexibility for use as a home office, hobby space or guest room. It benefits from an ensuite shower room comprising a shower cubicle, a vanity unit with WC and wash hand basin. Finished with tiled walls, a heated towel rail and a window.

The recently installed Siematic kitchen is a standout feature of the home. It is fitted with an attractive range of wall, base and deep pan drawers, topped with elegant Quartz worktops including an inset sink and drainer and breakfast bar offers informal dining. A personalised splashback depicts the view from the house over Kendal rooftops to the fells beyond. A range of kitchen integrated appliances include; Siemens induction hob with concealed extractor, warming drawer, Siemens oven, dishwasher and fridge and freezer.

A practical utility room provides plumbing for a washing machine and a pantry store. From here, the rear porch gives access to the garden, making this a well-designed and functional space for day-to-day living.

On the first floor, the landing leads to three double bedrooms and the house bathroom. The principal bedroom is a spacious double with a front aspect and large picture window that captures the picturesque views to the fells. This room has an ensuite shower room with a three-piece suite comprising; a shower cubicle with panelled walls, vanity unit with WC and wash hand basin, a heated towel rail and part-tiled walls.

The second bedroom is also a generous double with the same scenic front aspect. Built-in furniture includes a wardrobe, overhead cupboards and bedside drawers. Its ensuite shower room includes; a shower cubicle with panelled walls, vanity unit with WC and wash hand basin, a heated towel rail, part-tiled walls and loft access.

The third bedroom is another well-sized double with a built-in wardrobe that leads to additional under-eaves storage. A separate cloakroom contains a WC and wash hand basin, along with a useful cupboard fitted with shelves for storage.

The main bathroom includes; a panelled bath with shower over, a vanity unit incorporating a wash hand basin and WC, tiled walls, a window for natural light and a heated towel rail for comfort.

Outside, steps lead up to the front door, with access around both sides of the property. The front garden is paved for easy maintenance with a range of attractive rockery plants. To the rear, the enclosed garden offers a peaceful and private retreat, with a lawn bordered by established flower beds and mature trees including Acer, Silver Birch, and fruit trees. At the far end of the garden lies a well-tended allotment/vegetable plot and a practical outdoor store, ideal for gardening tools and equipment as well as garden shed/bikestore to side of house



Living Room



Kitchen



Bedroom Three



Bedroom Two Ensuite Shower Room



Bedroom Three



Bathroom

Accommodation with approximate dimensions:
Ground Floor

Entrance Porch

Entrance Hall

Living Room

15' 4" x 13' 2" (4.69m x 4.03m)

Dining Room

15' 7" x 12' 5" (4.77m x 3.81m)

Bedroom Four/Study

12' 8" x 8' 10" (3.87m x 2.70m)

Kitchen

13' 10" x 7' 8" (4.23m x 2.34m)

Utility Room

Cloakroom

First Floor

Landing

Bedroom One

12' 4" x 12' 4" (3.77m x 3.77m)

Ensuite Shower Room

Bedroom Two

12' 5" x 12' 0" (3.79m x 3.67m)

Ensuite Shower Room

Bedroom Three

12' 10" x 9' 4" (3.93m x 2.85m)

Bedroom Three cloakroom

Bathroom

Parking: Permit parking for two vehicles.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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

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

What3Words & Directions: [///blur.shunts.vets](https://www.what3words.com/blur.shunts.vets)

From Kendal town centre take the turning right into Allhallows Lane at the traffic lights on Highgate opposite the Town Hall. Follow the road uphill as it becomes Beast Banks, passing a small green along the way. Range Moor is prominently positioned opposite the green, elevated above the road and is the second property on the left.

Viewing: Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom One Ensuite Shower Room



Rear Garden



Allotment/vegetable plot



Views

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).

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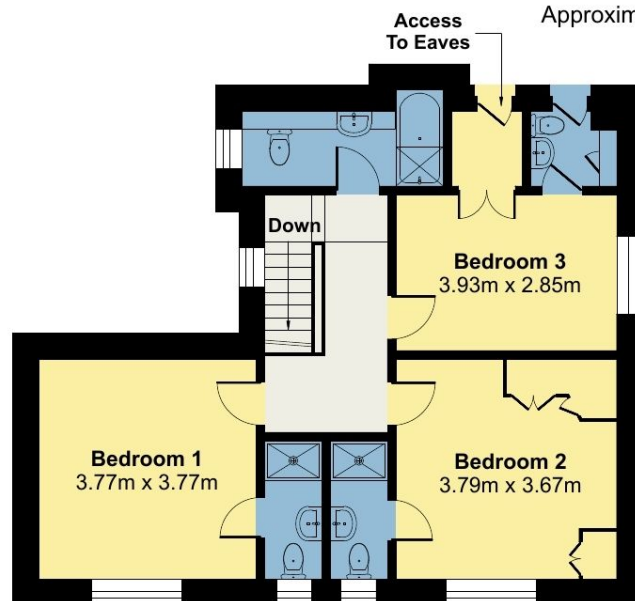
Mount Pleasant, Kendal, LA9

Approximate Area = 1596 sq ft / 148.2 sq m

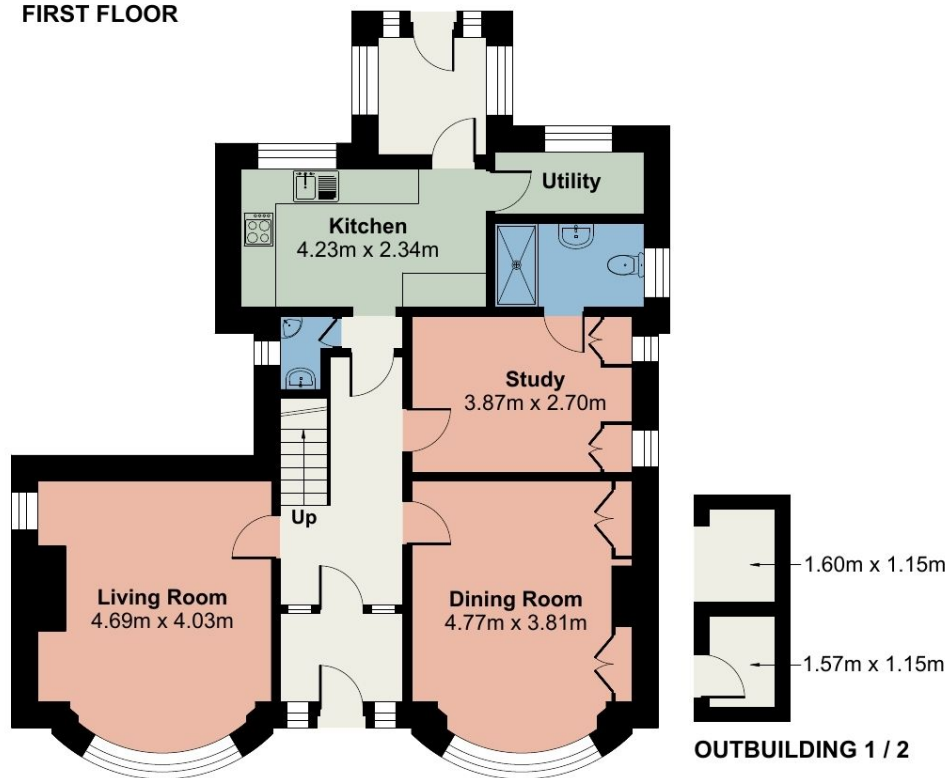
Outbuilding = 39 sq ft / 3.6 sq m

Total = 1635 sq ft / 151.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1306893

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