



Kendal

£660,000

Leagate, Selside, Kendal, Cumbria , LA8 9LE

Leagate is a charming Georgian barn conversion set within the Lake District National Park, located in the peaceful hamlet of Selside, just six miles from Kendal. Originally dating back to 1716, this unique property has been superbly improved and extended in recent years to provide a wonderful blend of rustic character and modern comfort. Surrounded by open countryside with stunning views across to the Howgill Fells, the property is set in approximately half an acre of beautifully landscaped gardens, offering a truly idyllic lifestyle opportunity.

Quick Overview

Charming Georgian barn conversion
Enjoys delightful countryside views
Character features modern day comforts
Five bedrooms
House bathroom & shower room
Adjoining annexe/house office
Delightful gardens
Off road parking
Early viewing recommended!
Ultrafast broadband speed*



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Ultrafast



Off Road
Parking

Property Reference: K7088



Dining Kitchen



Bedroom Four



Bedroom Three



Bedroom Five/study

From the moment you approach Leagate, the setting immediately impresses. Nestled amidst rolling hills and greenery, the property offers a serene rural escape while remaining conveniently close to local amenities in Kendal.

Stepping inside, a practical entrance porch with a quarry tiled floor provides a useful space for coats and shoes before leading into the welcoming farmhouse style dining kitchen. This delightful room features attractive oak flooring, exposed stonework and a feature open fireplace with a wood burning stove. The kitchen is fitted with an attractive range of shaker style wall and base units with complementary worktops and an inset Belfast sink. High-quality appliances include a four-oven programmable electric AGA with additional induction hobs, integrated dishwasher, full-height fridge and freezer and plumbing for a washing machine. A staircase leads to the first floor and there is a useful under stairs cupboard for storage.

A hallway provides access to the rear patio and leads to three of the bedrooms and the ground-floor shower room. Bedroom three is a wonderfully light and spacious double room with two sash windows, exposed beams and a built-in wardrobe. Bedroom four also enjoys a front aspect, exposed beams and a built-in wardrobe, while bedroom five is a single room currently used as a study.

The shower room comprises a shower cubicle, wash hand basin and WC, complemented by tiled walls and flooring and a programmable heated towel rail.

Upstairs, a lovely landing with exposed stonework leads to the main living areas.

The living room is a bright and spacious reception room with dual-aspect sash windows fitted with shutters, a wood-burning stove on a slate hearth, exposed stone walls and beams. A perfect space for relaxing and entertaining.

The first floor also houses two generous double bedrooms, with bedroom one enjoying dual aspects and bedroom two benefiting from a pleasant front view. The house bathroom is stylishly fitted with a four-piece suite including a panelled bath, corner shower cubicle, WC, and wash basin. Completed by tiled walls and floor, a programmable heated towel rail, downlights and an airing cupboard housing the hot water cylinder.

A standout feature of the property is the attached annex/home office. This versatile space, with its own entrance door, includes oak flooring, a wood-burning stove set on a slate hearth, a Velux roof light, storage cupboard and electric heating, making it ideal for home working, hobbies or additional guest accommodation.

The whole house has been completely redecorated in 2025.

Outside, Leagate sits in approximately half an acre of beautifully maintained gardens, designed with a variety of mature plants and shrubs. The grounds enjoy a sunny southerly aspect and uninterrupted views over the surrounding countryside towards the Howgill Fells. There is a rear patio perfect for outdoor dining, a log store, a traditional stone privy converted to a useful store, a timber shed, an Asgard secure bike store and a spacious driveway providing off-road parking for two or three vehicles. The property also benefits from a large undercroft offering excellent storage options.



Living Room



Dining Kitchen



Bathroom



Bathroom



Shower Room



Adjoining annexe/house office

This wonderful home is full of charm and character, thoughtfully modernised for comfortable living, and set in one of the most picturesque locations in the Lake District National Park. A rare opportunity not to be missed – early viewing is highly recommended.

Accommodation with approximate dimensions:
Ground Floor

Entrance Porch

Dining Kitchen

18' 1" x 14' 9" (5.53m x 4.50m)

Hallway

Bedroom Three

14' 3" x 8' 2" (4.35m x 2.50m)

Bedroom Four

9' 1" x 9' 0" (2.77m x 2.75m)

Bedroom Five/Study

8' 9" x 8' 8" (2.69m x 2.66m)

Shower room

First Floor

Landing

Living Room

19' 9" x 15' 3" (6.03m x 4.66m)

Bedroom One

15' 2" x 8' 11" (4.64m x 2.72m)

Bedroom Two

10' 2" x 9' 3" (3.11m x 2.84m)

Bathroom

Annex/Home office

13' 5" x 9' 2" (4.11m x 2.81m)

Parking: Off road parking for two/three vehicles.

Property Information

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

Services: Leagate is double glazed throughout and has mains electricity, programmable electric heating in all rooms, three wood burning stoves, and a private spring water supply with a UV steriliser lamp and filter. The current septic tank drainage is in the process of being upgraded to a new and discrete sewage treatment plant, compliant with all current regulations, which will be completed at no extra cost to the purchaser.

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



Bedroom One



Bedroom Two



Garden



Vendor's Own Photo



OS MAP - 01221688

What3Words: [///warriors.player.lingering](https://www.what3words.com/#!/warriors.player.lingering)

Leaving Kendal Via A6 toward Shap. Head past the turning for Longsleddale and Selside. Approximately 6 miles from Kendal, immediately after a Selside Village hall on the right, you will see a gatehouse with iron gates. The gates have a sign to Lowbridge House on them. Proceed through the gate, head up the drive and after approximately 60 metres take the left hand fork and you reach Leagate.

Viewing: Strictly by appointment with Hackney & Leigh.

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

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Leagate, Selside, Kendal, LA8

Approximate Area = 1492 sq ft / 138.6 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 1620 sq ft / 150.4 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). © nchecon 2025. Produced for Hackney & Leigh. REF: 1283134

A thought from the owners... "A beautiful house in the national park with many period features yet only ten minutes from everything that Kendal offers".

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