



Kendal

£465,000

29 Kentrigg, Kendal, Cumbria, LA9 6EE

Enjoying an elevated position with uninterrupted views over a golf course, nature reserve, and the dramatic Lakeland fells, this well presented four-bedroom detached home offers the perfect balance of character, space, and comfort. Ideally suited for families or anyone seeking a peaceful retreat immersed in nature, while just a short distance from all the amenities and attractions of Kendal Town. With generous living areas and scenic surroundings, this home combines rural tranquility with convenient access to schools, shops, and transport links-making it a rare and desirable opportunity in the heart of the Lake District.

Upon entering the property, you are welcomed by a spacious hallway featuring sleek, built-in under-stairs storage-ideal for neatly stowing coats and shoes. To the front of the home, the dual-aspect living room offers natural light and superb views. This space is charming, featuring a decorative tiled open fire and exposed wooden ceiling beams - the perfect place to relax or entertain.

Quick Overview

- 4 Bedroom detached family home
- Superb views across Kendal and beyond
- Two reception rooms
- Open plan dining kitchen
- Dual aspect living spaces
- Convenient location
- Wrap around garden
- Early Viewings recommended
- Driveway parking
- Ultrafast Broadband Available

Property Reference: K7120



4



1



2



D



Ultrafast
Broadband



Driveway
Parking



Ground Floor Hallway



Utility Room



Living Room



Kitchen

At the heart of the home lies the open-plan dining kitchen – a bright, inviting space with a dual aspect that allows natural light to pour in throughout the day. A cosy log burner adds a warm, homely feel, making it the perfect place for family gatherings or relaxed evenings. The kitchen is well equipped with a four-ring gas hob, integrated oven, stainless steel sink, and space for a fridge freezer. The dining area enjoys truly outstanding, uninterrupted views over the surrounding landscape, turning every mealtime into a scenic, memorable experience.

A charming stable door leads to the utility room, a practical space with plumbing and room for a washing machine and dryer – ideal for boot storage and laundry needs.

The house bathroom has been tastefully modernised with tiled walls, a freestanding roll-top bath, walk-in shower with a waterfall head, and a pedestal wash hand basin, all completed by a stylish industrial-style heated towel radiator.

On the ground floor, you'll find bedroom three, a comfortable double, and bedroom four, a well-proportioned single room - ideal as a guest room, nursery, or home office.

The first-floor landing is filled with natural light thanks to a well-placed Velux window, leading to bedrooms one and two. Both rooms have been recently renovated and are impressively spacious, each featuring raised windows that frame the stunning countryside views - effortlessly bringing the outdoors in. The upper floor also benefits from a convenient WC and useful under-eaves built-in storage, offering practical solutions for modern day living.

The raised, wrap-around garden provides multiple areas to relax and take in the splendid views, making the most of the outdoor setting. Additionally, the property benefits from extensive undercroft storage running the full length of the house-ideal for storing tools, equipment, and outdoor gear.

This is a home that combines functionality, space, and stunning surroundings, making it an exceptional opportunity for those looking to embrace a lifestyle of comfort and natural beauty. - Don't miss the opportunity to make this property your home.

Entrance Hall

Living Room 13' 8" x 12' 0" (4.19m x 3.68m)

Open plan kitchen 12' 2" x 7' 10" (3.73m x 2.39m)

Open plan dining area 14' 4" x 15' 8" (4.39m x 4.78m)

House Bathroom

Bedroom Three 12' 3" x 9' 8" (3.75m x 2.97m)

Bedroom Four 10' 0" x 8' 10" (3.07m x 2.70m)



Living Room



Kitchen



House Bathroom



Bathroom



Bedroom Three



Bedroom Four

First Floor Landing

Bedroom One 13' 2" x 12' 5" (4.03m x 3.81m)

Bedroom Two 14' 4" x 12' 7" (4.39m x 3.86m)

Upstairs W/C

Parking Off road parking

Property Information:

Tenure Freehold

Council Tax Westmorland and Furness Council Tax Band: E

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: [///palm.giant.spd](https://palm.giant.spd)

The property can be found by leaving Kendal on the Burneside Road. Proceed under the railway bridge and continue past the turning for Kentrigg on your right and Briery Meadows on your left. Follow the road as it rises and falls, then take the right-hand turning at the bottom of the hill-just before Carus Green Golf Course-at the roundabout for the Meadowrigg development. Turn onto Kent Lea, entering the lower part of Kentrigg. The property will be directly ahead.

Viewings Strictly by appointment with Hackney & Leigh Kendal Office.



Bedroom One



Bedroom Two



Rear Aspect



Front Garden



Wrap Around Garden

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



Holly Strickland

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



Maurice Williams

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



Gail Reaney

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



Jo Thompson

Letting Manager
Tel: 01539 792035
jonthompson@hackney-leigh.co.uk



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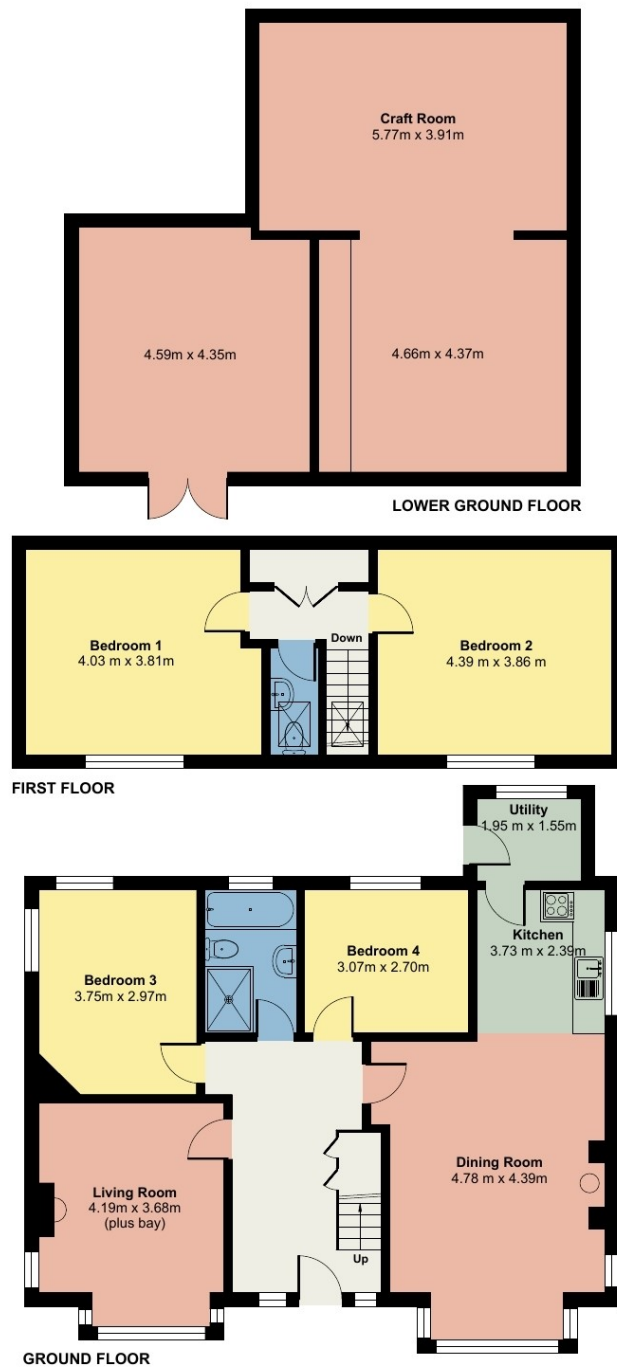
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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Kentrigg, Kendal, LA9

Approximate Area = 1606 sq ft / 149.2 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: 1309712

A thought from the owners... "We bought this house because of the amazing views & come rain or shine they never disappoint! We just wish we could take them with us!"

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 23/06/2025.

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