



Kendal

£360,000

2 Meadowside, Off Sedbergh Road, Kendal, Cumbria, LA9 6AF

2 Meadowside, a beautifully presented semi-detached stone and slate property that exudes show home quality and is ready for its new owners to move in and enjoy. Nestled in a private, peaceful location just off Sedbergh Road, this charming home is within walking distance of Kendal Town Centre and a short stroll to the historic Kendal Castle. With the added benefits of off-road parking and a low maintenance garden!

Upon entering, you'll immediately notice the meticulous attention to detail.

Quick Overview

- Charming late 19th Century Stone and slate cottage
- Immaculately presented and updated including UPVC double glazing
- Two reception rooms & dining kitchen
- Two double bedrooms
- House bathroom & cloakroom
- Off road parking for 3 vehicles
- Low maintenance garden & useful outbuilding
- Walking distance of town centre & the castle
- Superb views of Kendal Castle
- Ultrafast Broadband available!



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Ultrafast
available



Off road parking
for 3 vehicles

Property Reference: K7102



Living Room



Living Room



Conservatory



Kitchen Diner

The spacious entrance hall, with its attractive tiled floor and underfloor heating, provides a warm welcome and access to first floor, a useful storage cupboard and access to the living room, kitchen and cloakroom. The cloakroom comprises; a WC, wash hand basin and a cupboard housing the Viessman wall-mounted boiler, all finished with a tiled floor enjoying underfloor heating and a window with a deep sill.

The comfortable living room features an open fireplace with inset Stovax multi fuel stove on a slate hearth, a window with an aspect to the front and a patio door leading to the conservatory and attractive wood effect flooring flows seamlessly into the living room and conservatory. The conservatory is a bright and inviting room is finished with full-height UPVC windows and additional patio doors that open into the private garden

The dining kitchen is a delightful space, fitted with a stunning range of wall and base units with complementary work surfaces with an inset sink and drainer. A full range of quality integrated appliances including an electric oven, microwave, four-ring ceramic electric hob with concealed extractor, fridge/freezer, washing machine and dishwasher. This delightful room features a exposed stonework wall, attractive tiled floor with underfloor heating, downlights, window to side and door leading leading into the garden.

Upstairs, the first floor landing offers a useful storage cupboard and access to both bedrooms and the house bathroom.

Bedroom one is a spacious and light filled double room with a feature original fireplace, built in wardrobe and window seat, while bedroom two is another double bedroom with a feature original fireplace, useful storage cupboard/wardrobe and provides access to the fully boarded loft space.

The house bathroom comprises a three piece suite including a panel bath with mains fed shower over, vanity unit with wash hand basin and WC. Finished with part-tiled walls, a heated towel rail, downlights and a window with deep sill.

Externally, the property enjoys a low-maintenance, private garden complete with seating area and mature flower beds. A practical block built, timber clad outbuilding is fully wired and features a workbench and cupboards. It also has a concrete damp-proofed base and its own separate fuse box making it ideal for storage or use as a workshop. The stone gravel area to the side offers two valuable off-road parking spaces and a further space to the front of the house

A viewing is highly recommended to fully appreciate the quality and charm of this beautiful home.



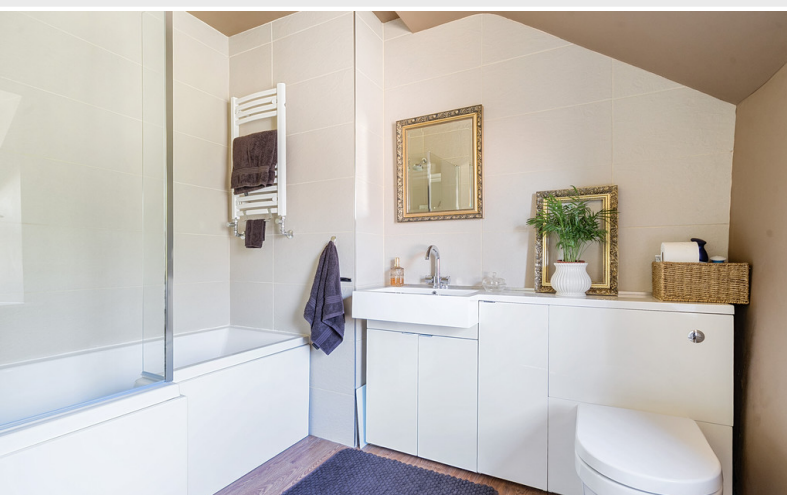
Kitchen



Bedroom One



Bedroom Two



Bathroom



Rear Garden



Outlook to Kendal Castle

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 18' 1" x 11' 3" (5.52m x 3.45m)

Conservatory 11' 4" x 10' 4" (3.46 m x 3.16m)

Kitchen 11' 4" x 10' 4" (3.46m x 3.16m)

Cloakroom

First Floor

Landing

Bedroom One 11' 11" x 10' 11" (3.64m x 3.34m)

Bedroom Two 11' 4" x 8' 11" (3.46m x 2.74m)

Bathroom

Parking: Off road parking for 3 vehicles

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D

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

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

What3Words & Directions: [///jungle.woven.palms](https://www.what3words.com/jungle.woven.palms)

Situated in a popular residential area the property can be found from Kendal Town Centre by proceeding along (A685 to Sedbergh) Castle Street passing under the railway bridge and continuing onto Sedbergh Road. Proceed past the turning for Sandylands Road and then take the first right into Meadowside. Follow the road as it curves and you'll find number 2 Meadowside a short distance along on the left-hand side.

Viewing: Strictly by appointment with Hackney & Leigh.



Parking bay



Garden



Rear garden



Side elevation



Cloakroom

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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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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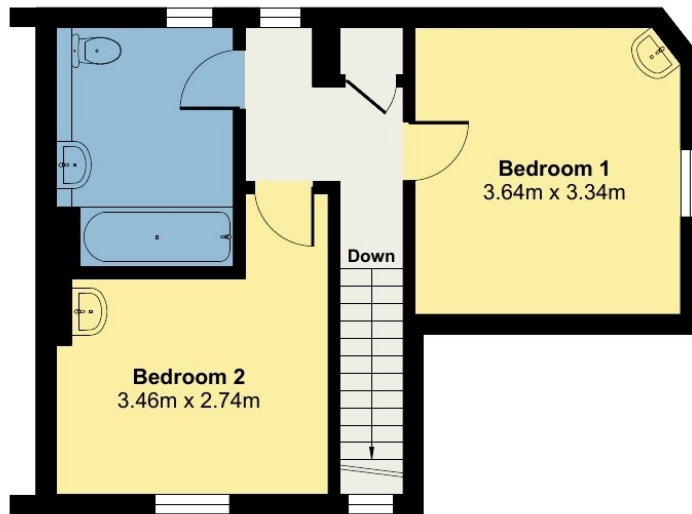
Meadowside, Sedbergh Road, Kendal, LA9

Approximate Area = 1025 sq ft / 95.2 sq m

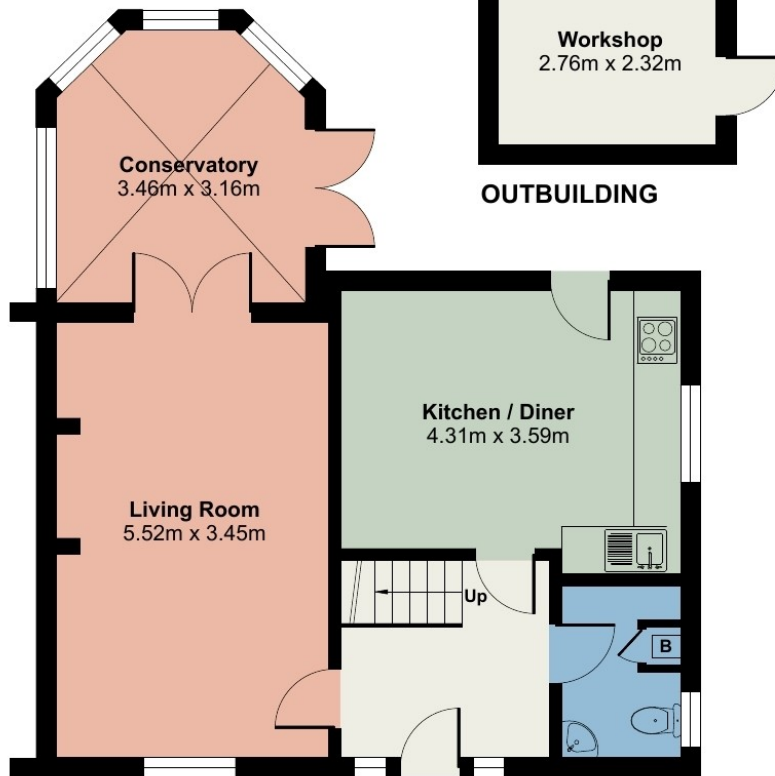
Outbuilding = 69 sq ft / 6.4 sq m

Total = 1094 sq ft / 101.6 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). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1294424

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