



Beck Mills House





Beck Mills House

Shap Road, Kendal, LA9 6NY

Nestled just beyond the bustling town of Kendal, Beck Mills House offers the perfect blend of town-centre convenience and countryside tranquillity. Situated down a private driveway, in a delightful riverside setting is this attractive detached home. An original Corn Mill dating back to the 16th century, named after the 'Beck' family, this house shows the history with an amazing display feature of the mill wheel workings. This mill was active for over 400 years before being converted into accommodation in 1949.

Quick Overview

Charming & unique riverside location
detached property

Four bedrooms

Spacious reception rooms

Fitted kitchen & utility

A property of historic interest

Integral garage & multiple stores with
opportunity for development

Lawned gardens

Close to local amenities of Kendal

Ample driveway parking

Ultrafast broadband available





Location

Located north of the vibrant market town of Kendal. Conveniently situated within level walking distance of excellent local amenities, including shops and schools, this property offers great potential for an amazing family home.

Panoramic Views

Beck Mills House welcomes you with a dual-aspect porch, providing serene views of the river. The entrance hall, bathed in natural light, features a impressive solid wooden staircase leading to both the lower ground and first floors, complete with a cosy seating area.

On the ground floor, discover a versatile home office, ideal for hobbies or remote working. The living room, adorned with stone-faced pillars and exposed beams, boasts a charming stone fireplace with a inset burning stove. This dual-aspect room seamlessly flows into the dining area perfect for spending time with friends and family. Having access to a wraparound balcony here you can unwind while taking in picturesque views of the river and surrounding countryside.

Specifications

Living Room
21' 8" x 21' 1" (6.62m x 6.43m)

Dining Room
16' 5" x 11' 5" (5.02m x 3.50m)

Home Office
9' 7" x 8' 2" (2.94m x 2.51m)





Quality Cuisine

Specifications

Kitchen
16' 5" x 11' 5"
(5.02m x 3.50m)

The kitchen being spacious is equipped with integrated appliances including a SMEG 5-ring hob and extractor, Britannia range oven, Miele coffee machine and a stainless steel sink. Having ample wall and base units featuring granite worktops, a breakfast bar perfect for socializing whilst cooking and ample space for a large fridge freezer and informal seating area with access to the balcony.



Historic Features

Descending to the lower ground floor, you'll find a spectacular display of the original old mill wheel workings, and opposite a superb wine cellar keeping your favourite drinks perfectly chilled. The utility room, featuring engineered oak flooring, Belfast sink and oak base units, houses a SMEG dryer and Bosch washing machine. A cloakroom with a WC and wash basin is conveniently located nearby, along with access to the integral garage perfect for storing gardening tools, workshop perfect for hobbies and store which is currently used for storing wood. This floor provides scope for further development of the large workshop and store rooms to provide additional accommodation.

Specifications

Utility

14' 2" x 6' 9" (4.32m x 2.08m)

Garage

17' 11" x 10' 11" (5.48m x 3.34m)

Workshop

28' 11" x 27' 6" (8.82m x 8.40m)

Store

29' 7" x 8' 7" (9.03m x 2.62m)





Character & Splendour

Specifications

Bedroom One

19' 1" x 12' 6" (5.84m x 3.83m)

Bedroom Two

12' 6" x 9' 11" (3.83m x 3.03m)

Bedroom Three

12' 0" x 10' 4" (3.66m x 3.16m)

Bedroom Four

11' 11" x 10' 1" (3.64m x 3.08m)

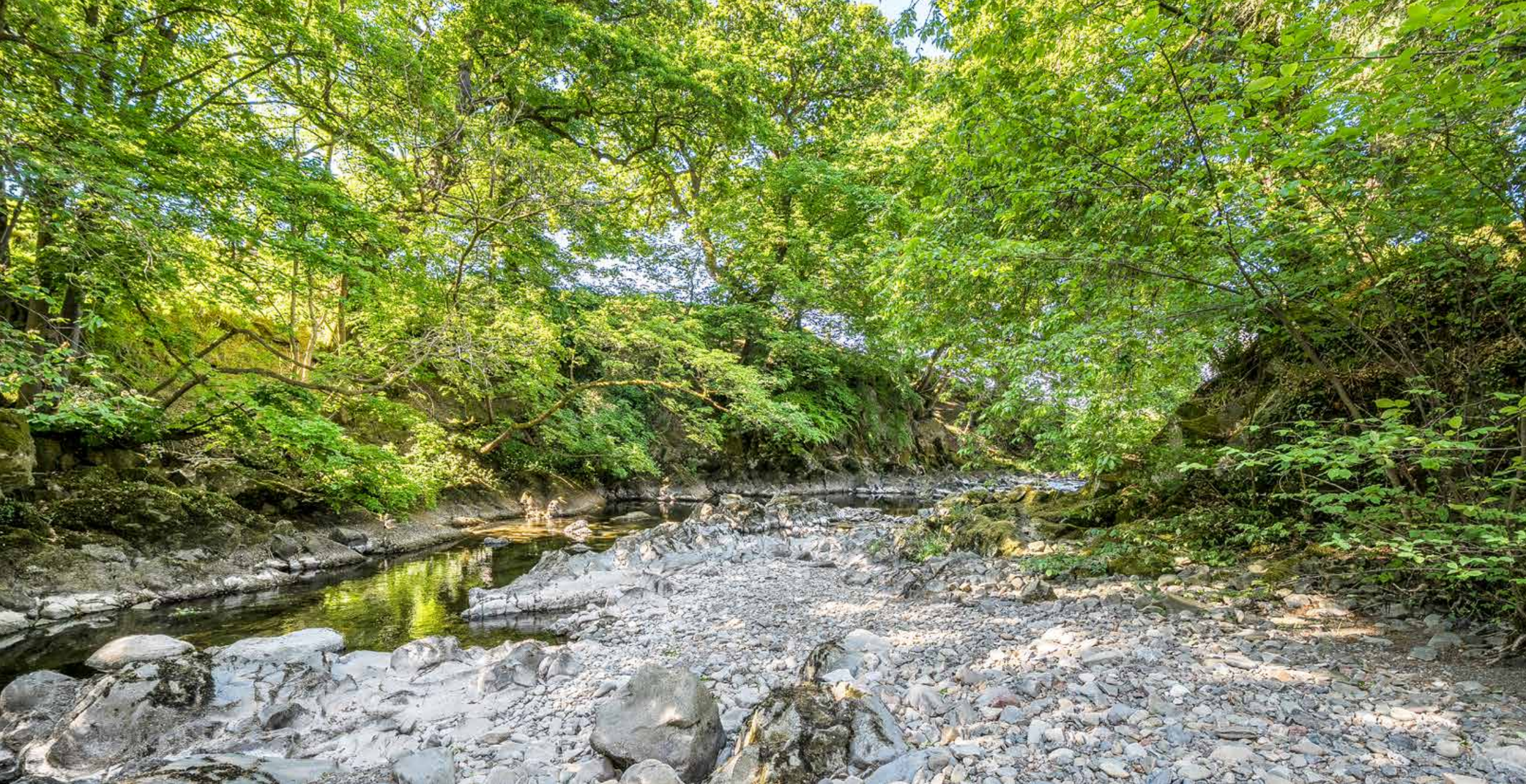
The first floor hosts four double bedrooms, each with scenic views and window seating areas. Bedroom one includes a wardrobe space with a step up to the bed and an en-suite with a walk-in shower, WC, wash basin and heated towel rail. Bedroom two over looks the river similar to bedroom three with bedroom four also being a spacious double, all bedrooms with ample space for storage. Throughout the property, original exposed beams and a stunning mullion window add character. A spacious house bathroom on this level offers a walk-in shower, WC, wash basin, heated towel rail and a recessed tiled bath.



A Private Paradise

The garden features the original mill race, patio seating areas perfect for a summer evening, tiered lawned gardens and access to the river and pebbled beach, surrounded by mature trees and shrubs. A cobbled entrance leads to the garage, with steps up to the main entrance.





Important Information

Tenure:

Freehold.

Council Tax Band:

Westmorland and Furness Council Tax - Band F.

Services:

Mains gas, mains water, mains electricity and ***** drainage. B4RN Broadband available.

Energy Performance Certificate:

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

Viewings:

Strictly by appointment with Hackney & Leigh Kendal Office.

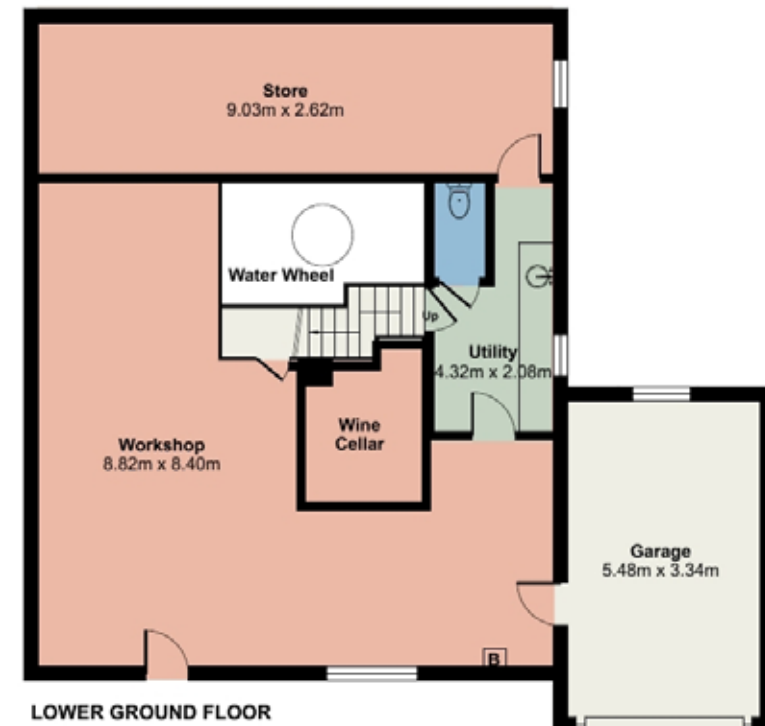
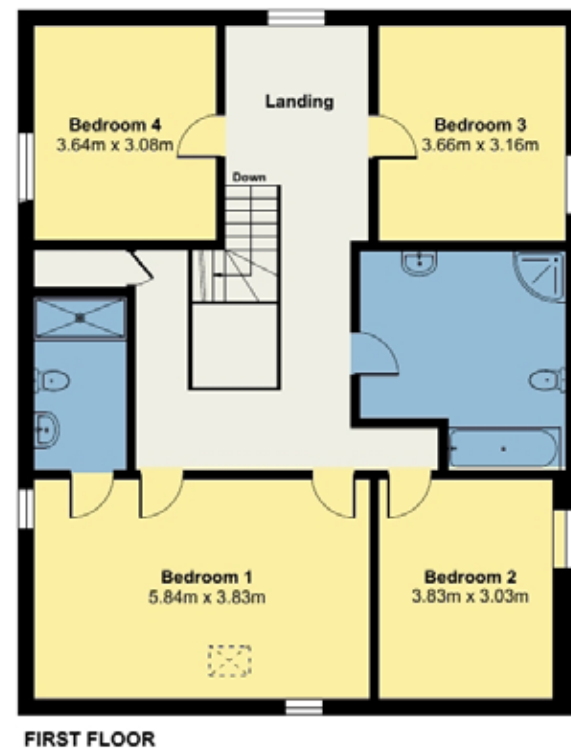
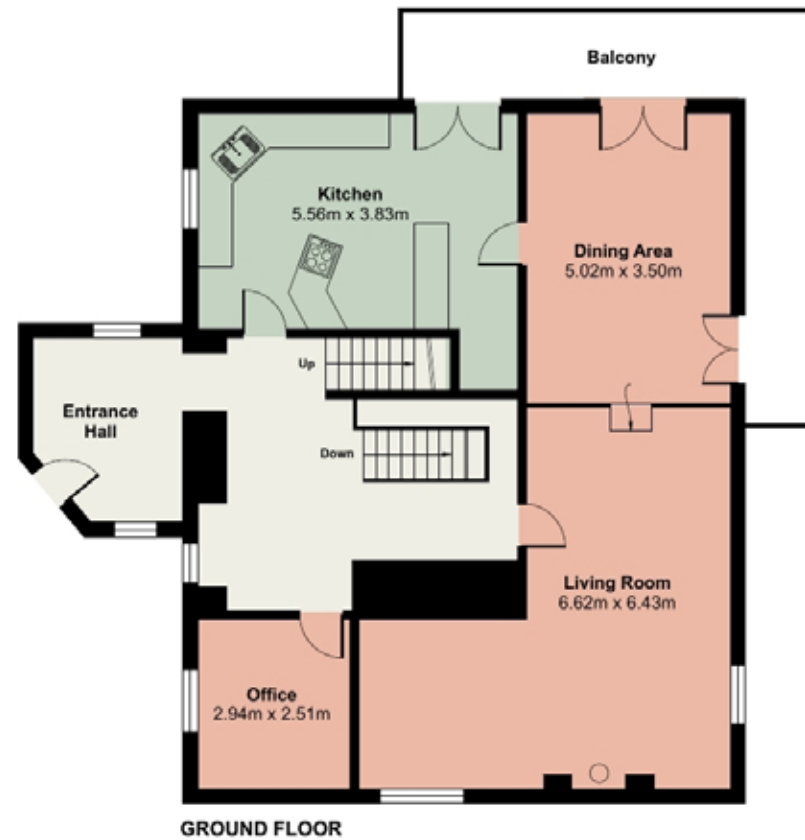
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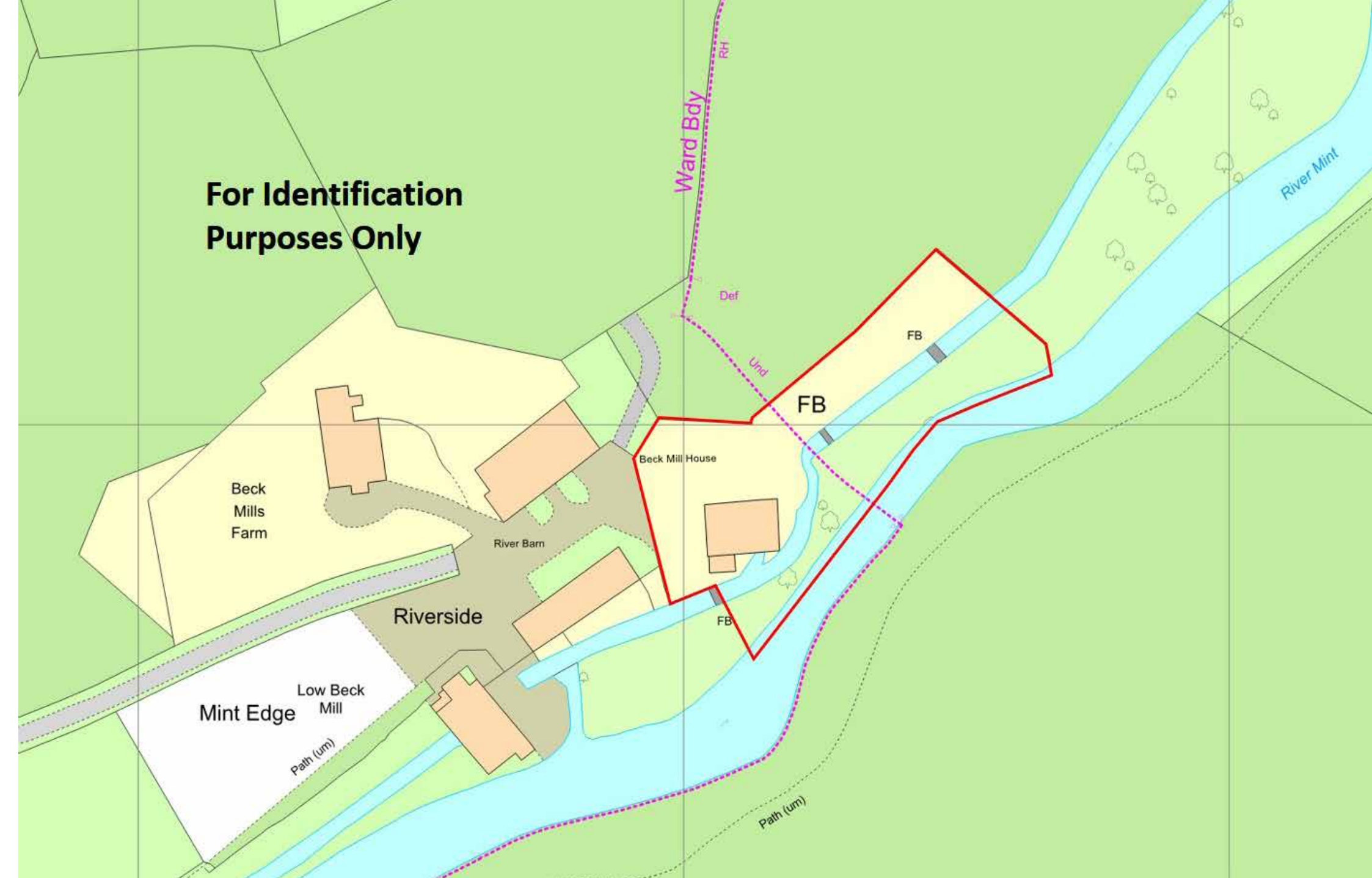
Directions:

Beck Mills can be found by taking the Shap Road (A6) out of Kendal continue past the turning to Morrisons Supermarket and Kendal Rugby Club and then take the next turning right onto a private drive sign posted Beck Mills follow the lane down and Beck Mills House is the property at the end of the drive. Only one mile from the town centre, the situation is quiet and beautiful having the benefit of open countryside without the inconvenience.

Floorplan & Boundary



Shap Road, Kendal, LA9
 Approximate Area = 3486 sq ft / 323.8 sq m
 Garage = 197 sq ft / 18.3 sq m
 Total = 3683 sq ft / 342.1 sq m
 For identification only - not to scale



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Viewings

Strictly by appointment with Hackney & Leigh.

To view contact our Kendal office:

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