



Beacon View, Patton Bridge

Kendal

Guide Price £625,000

Beacon View

Patton Bridge, Kendal

This substantial five-bedroom, three-bathroom detached countryside residence presents an exceptional opportunity to acquire a spacious and versatile family home in a peaceful and highly desirable rural setting near Patton Bridge.

Thoughtfully designed to offer generous accommodation throughout, the property features a stylish, modern Wren kitchen, equipped with a comprehensive range of integrated appliances, including a Smeg oven, a large fridge freezer, and an additional freezer, making it an ideal space for family living and entertaining. The spacious reception room, flooded with natural light from multiple skylights and French doors, provides a welcoming environment for relaxing or hosting guests.

Accommodation comprises three well-proportioned double bedrooms and two further single bedrooms, two of which benefit from en-suite facilities, offering flexibility for family members or visiting guests. The principal en-suite is particularly impressive, featuring a large freestanding bath for a touch of luxury, while the family bathroom is equipped with both a bath and a walk-in shower for added convenience. Throughout the property, integrated storage solutions ensure a clutter-free and organised living environment, complemented by the extensive storage available in the large detached garage, which is supplied with water and electricity and offers excellent potential for conversion (subject to the relevant planning permissions).

The property is situated on a generous three-acre plot, providing a sense of tranquillity and space, with attractive views over the surrounding countryside.



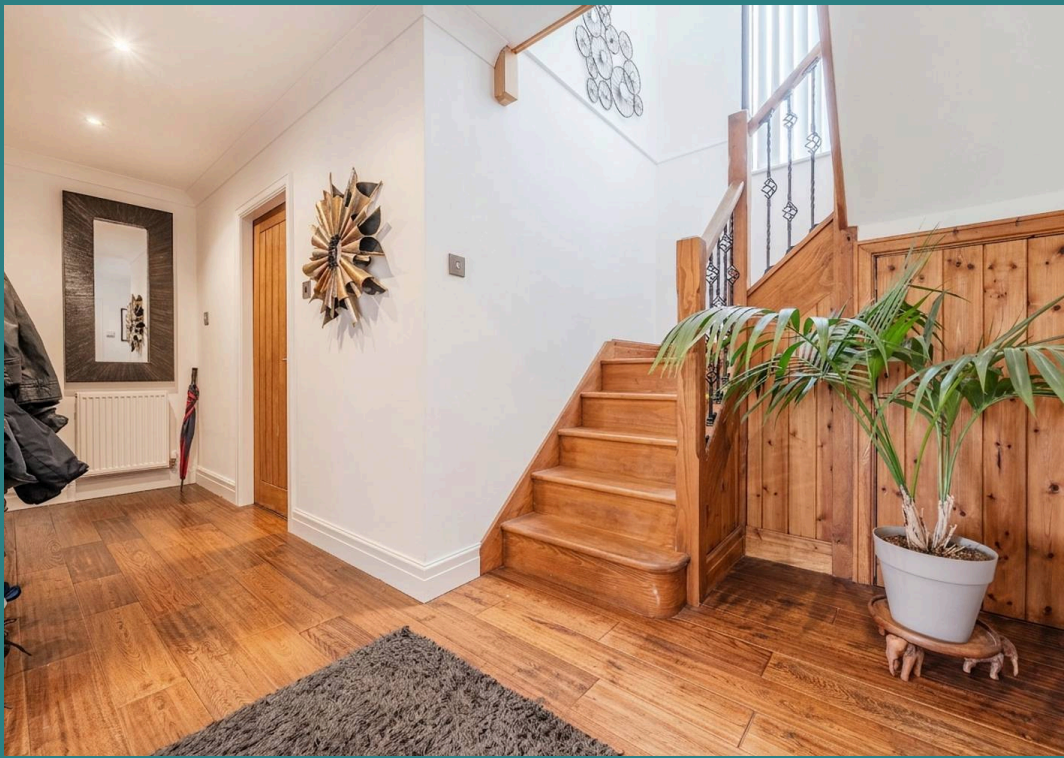
Beacon View

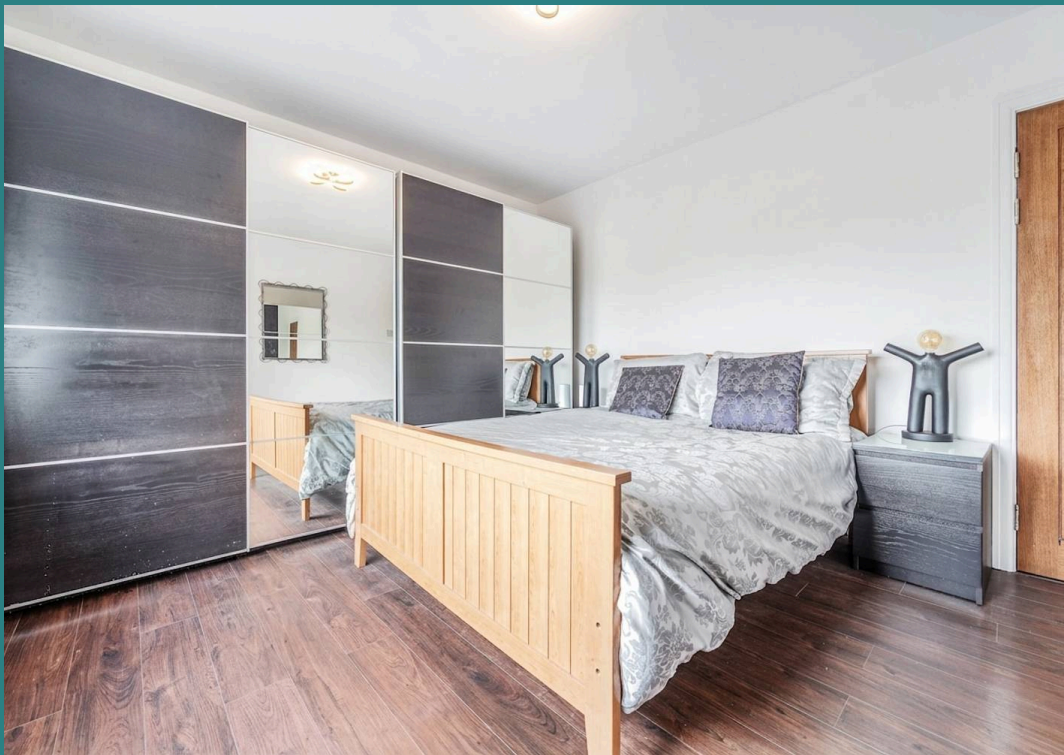
Patton Bridge, Kendal

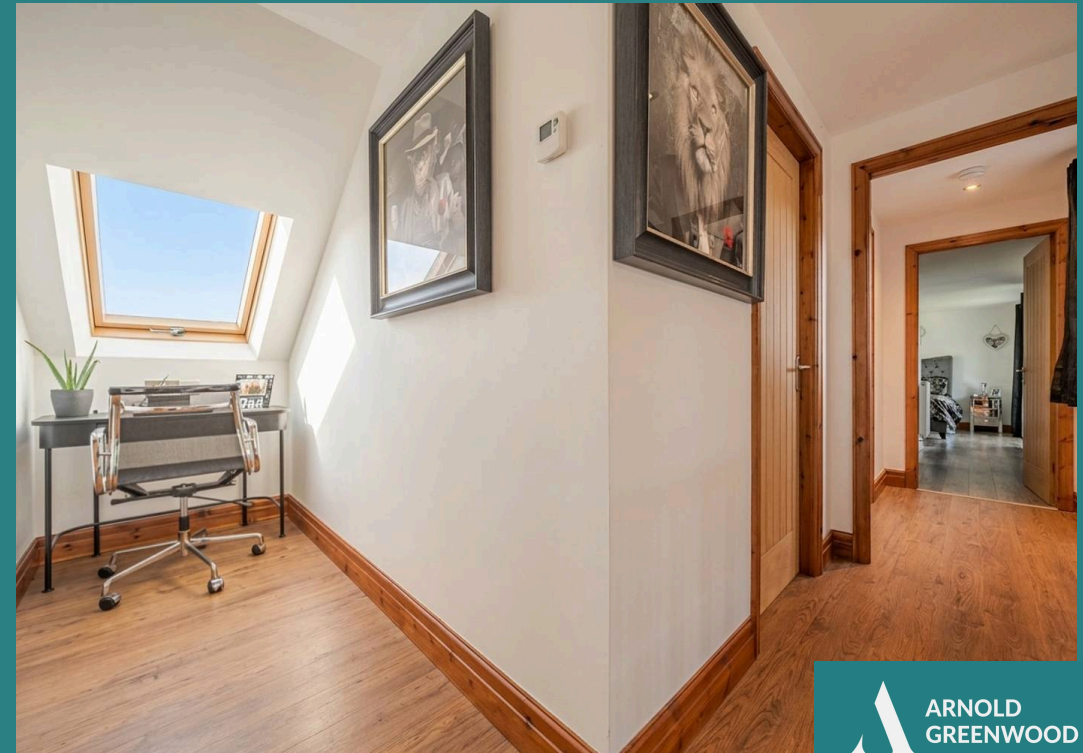
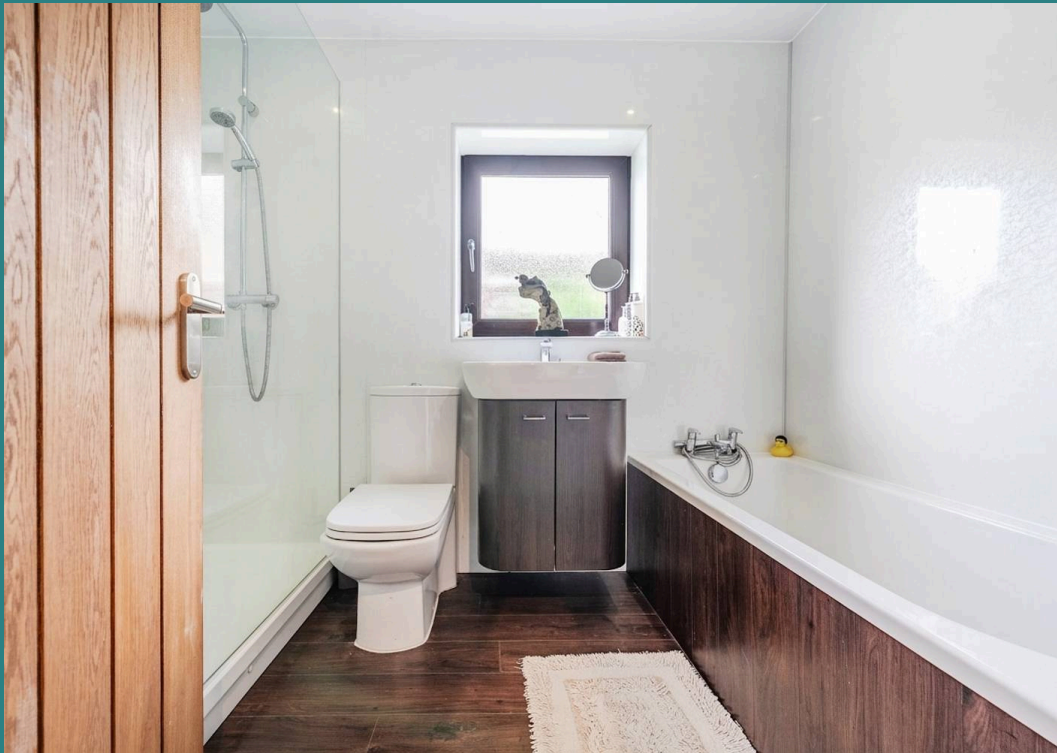
The property is situated on a generous three-acre plot, providing a sense of tranquillity and space, with attractive views over the surrounding countryside. Ample off-road parking is available on the private driveway, which can accommodate up to eight cars, making this an ideal home for families or those who enjoy entertaining. The property is ideally located just a ten-minute drive from the popular market town of Kendal, where a comprehensive range of supermarkets, shops, and every-day amenities can be found, ensuring convenience without compromising the peaceful rural lifestyle.

The property's extensive landscaped rear garden features established vegetable beds, offering an attractive and productive element to the home. With its combination of spacious accommodation, high-quality fixtures, integrated storage, and a superb rural location, this impressive residence is perfectly suited to those seeking a stylish and comfortable countryside home within easy reach of Kendal and the wider Lake District area. Early viewing is highly recommended to fully appreciate the scale and quality of this remarkable property.









GARDEN

A large rear garden featuring established vegetable patches, a polytunnel and attractive patio areas, providing the perfect setting for outdoor seating, entertaining and enjoying the surrounding grounds.

DRIVEWAY

8 Parking Spaces

Large gated driveway area suitable for multiple vehicles.

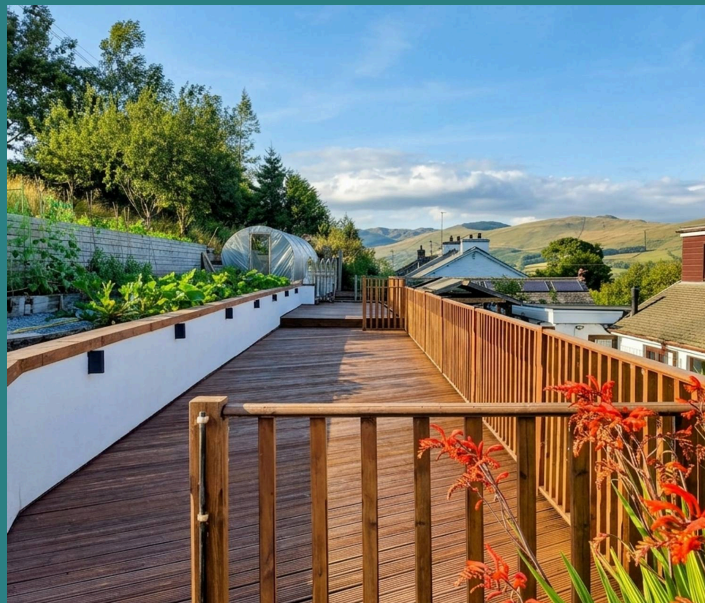
GARAGE

Double Garage

Large detached garage.

CAR PORT

1 Parking Space



Selside, Kendal, LA8

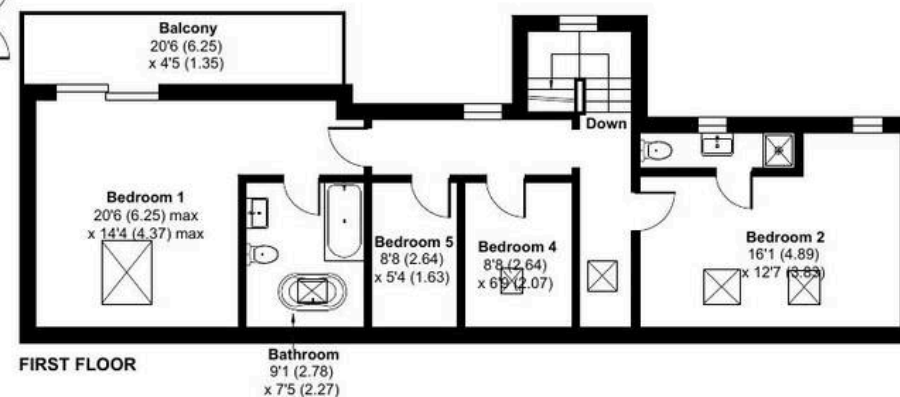
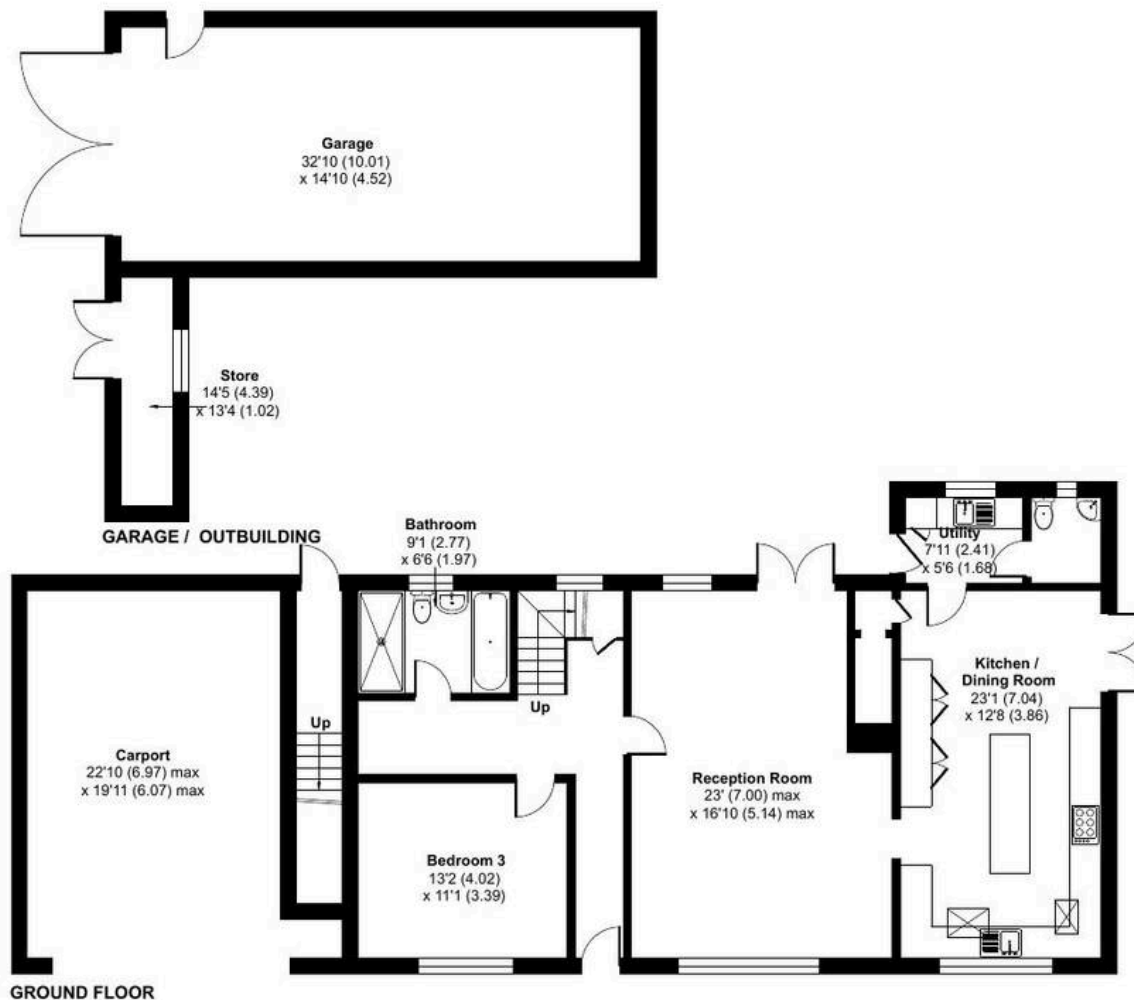
Approximate Area = 1921 sq ft / 178.4 sq m (excludes carport)

Garage = 487 sq ft / 45.2 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 2456 sq ft / 228 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 2026. Produced for Arnold Greenwood Estate Agents. REF: 1510610



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