



## Oxenholme

**£155,000**

The Post Office  
73 Helmside Road  
Oxenholme  
Kendal  
Cumbria  
LA9 7HA

A redevelopment opportunity with the former post office and shop now having planning permission (SL/2020/0169) to convert the existing premises into a substantial three bedroom, two bathroom end of terrace home that enjoys a corner plot with garage, parking and gardens.

Situated to the south of the market town of Kendal the property is located in the centre of the village with the nearby mainline railway station only a short walk away, as is the local pub and recreational walks - and the lucky purchaser will be able to finish the property to suit their own needs and tastes.

Property Ref: K6329





Fitted Kitchen

**Description & Location:** The current layout for the property is; on the ground floor the former sales and retail area with two useful store rooms to the rear, a kitchen area and staff WC, access from one of the stores leads into the garage.

On the first floor are is a self contained flat with living room, kitchen, two double bedrooms and bathroom. Outside you will find forecourt parking to the front, a side garden and rear yard and driveway parking to the front of the garage.

The planning permission proposes a new layout with two reception rooms, a kitchen, utility and cloakroom on the ground floor and on the first floor a family bathroom, three bedrooms with the master having an en-suite shower room.

Situated in the Village of Oxenholme, on leaving Kendal on the Burton Road take the left turning into the village onto Helmside Road, the property is then found on your right hand side on the corner with Bleaswood Road.

#### Accommodation with approximate dimensions:

##### Ground Floor

**Front Shop Area** 23' 4" x 15' 5" (7.11m x 4.7m) glazed door and two windows to the front elevation.

**Inner Store** 18' 6" x 12' 2" (5.64m x 3.71m) with door to hall and adjoining store room and kitchen.

**Kitchen Area** 11' 11" x 9' 8" (3.63m x 2.95m) with window, sink and water heater.

Separate WC with window.

**Store Room** 2' 5" x 2' 4" (0.74m x 0.71m) with door to office and garage.

**Inner Hallway** under stairs cupboard, double glazed door to rear. Staircase to first floor.

##### First Floor

**Landing** radiator, retractable ladder to loft with gas boiler. Cupboard.

**Living Room** 12' 9" x 12' 8" (3.89m x 3.86m) a dual aspect room with distant views, radiator.





Bathroom

**Kitchen** tiled floor and part tiled walls, window with aspect to the Helm. Fitted wall and base units with working surface and bowl and half stainless steel sink. Built in oven and four ring gas hob with cooker hood and extractor over. Radiator.

**Bedroom 1** 13' 0" x 10' 7" (3.96m x 3.23m) with view across to Scout Scar. Radiator and fitted bedroom furniture.

**Bedroom 2** 10' 8" x 8' 8" (3.25m x 2.64m) with aspect to the Helm at the rear, radiator and fitted cupboard.

**Bathroom** tiled floor and walls, window and vertical radiator. Panel bath, wash hand basin and WC.

**Outside:**

**Attached Garage** 18' 5" x 12' 0" (5.61m x 3.66m) double timber doors. Power and light.

The property stands on a good plot with off road parking to the front elevation. There is an enclosed yard to the rear, garden area to the side and driveway to the front of the garage which fronts Bleaswood Road.

**Tenure:** Freehold

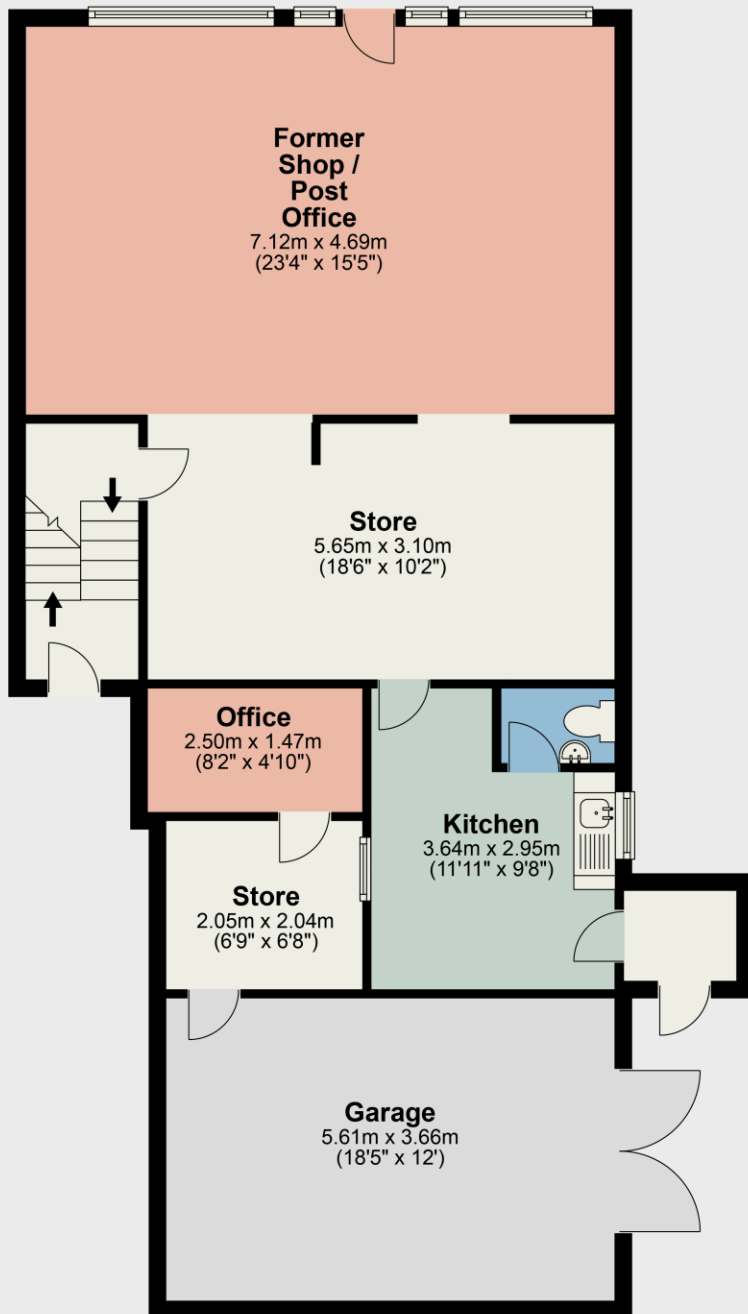
**Services:** mains electricity, mains gas, mains water and mains drainage.

**Council Tax:** South Lakeland District Council - The flat is currently Band B

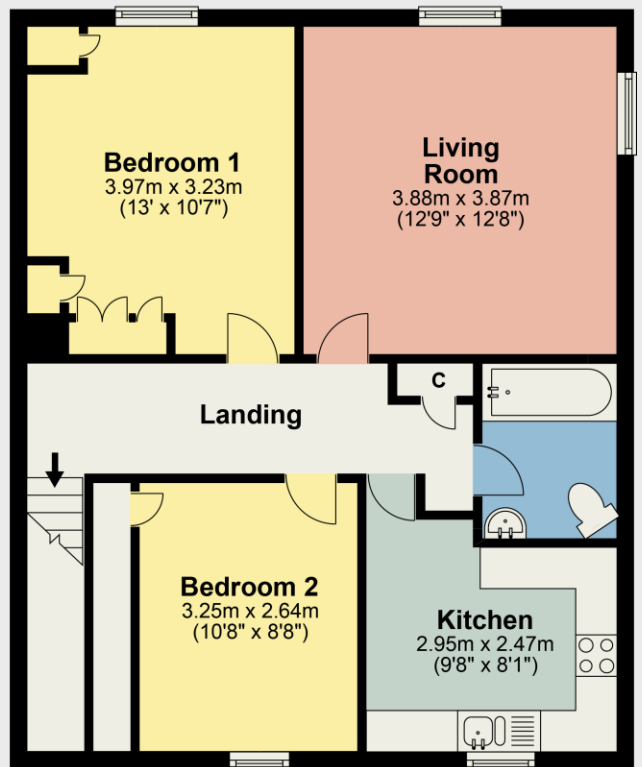
**Viewing:** Strictly by appointment with Hackney & leigh - Kendal Office

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

## Ground Floor



## First Floor



Total area: approx. 160.9 sq. metres (1731.6 sq. feet)

For illustrative purposes only. Not to scale. REF:K6329

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.