



8 Kiln Croft, Skelsmergh
Asking Price £385,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well presented attached barn conversion situated within a small development of similar properties to the northern fringe of Kendal. Having a sitting room, dining kitchen, three generous bedrooms, bathroom, en suite shower room, cloakroom, garage, allocated parking, patio and communal gardens.







8 KILN CROFT

A well proportioned barn conversion set within a small, grade II listed development with pleasing countryside views. Pleasantly situated in a rural location just a short drive to the many amenities available in the market town of Kendal. The property offers easy access to both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, generous dining kitchen boasting a feature oak door with bevelled glass panes and matching side panels, and a cloakroom to the ground floor. An easy staircase with wood banisters rises to access the first floor where there are two double bedrooms, with one having an en suite shower room, a generous third bedroom and a bathroom to the first floor. The property benefits from double glazing, oil fired heating and B4RN superfast broadband.

Outside offers patio gardens to the front and rear, garage, allocated parking space and beautifully maintained communal gardens.

8 Kiln Croft is offered for sale with no upper chain.

GROUND FLOOR

ENTRANCE HALL

17' 4" max x 7' 5" max (5.30m x 2.28m)

Timber door with double glazed panel and adjacent double glazed window, radiator, under stairs cupboard with lighting housing oil fired combination boiler, coving, there is currently a stair lift installed, this can be removed if required.

SITTING ROOM

19' 8" max x 15' 1" max (6.01m x 4.62m)

Two double glazed windows, radiator, electric fire to conglomerate hearth and back panel with timber surround, coving, wall lights.

DINING KITCHEN

20' 2" max x 12' 9" max (6.15m x 3.89m)

Double glazed French doors with adjacent double glazed window to patio, radiator, good range of base and wall units, stainless steel sink, built in double oven, grill and microwave, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, built in washing machine, coving, under wall unit lighting, tiled splashbacks, Maia worktops, oak flooring.

CLOAKROOM

9' 4" max x 3' 6" max (2.87m x 1.07m)

Radiator, W.C. and wash hand basin in white, recessed spotlights, extractor fan, partial tiling to walls.





FIRST FLOOR

LANDING

10' 11" max x 5' 2" max (3.33m x 1.60m)

Radiator, loft access.

BEDROOM

15' 6" max x 9' 9" max (4.73m x 2.98m)

Double glazed window with far reaching views, radiator, bespoke built in wardrobes with integral fitted shelving and drawers, recessed spotlights, coving.

EN SUITE

9' 10" x 3' 10" (3.00m x 1.18m)

Heated towel radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with thermostatic shower, recessed spotlights, extractor fan, fitted wall unit, tiling to walls and floor.

BEDROOM

15' 2" max x 11' 3" max (4.63m x 3.45m)

Double glazed window, double glazed Velux window, radiator, recessed spotlights.

BEDROOM

12' 2" x 9' 1" (3.73m x 2.78m)

Double glazed window, radiator, built in wardrobe, coving.

BATHROOM

8' 9" x 5' 5" (2.67m x 1.67m)

Radiator, three piece suite in white comprises W.C., wash hand basin and bath with mixer shower, recessed spotlights, tiling to walls and floor.

GARAGE

20' 4" x 9' 10" (6.20m x 3.00m)

Up and over door, light and power, fitted shelving.

OUTSIDE

There is a delightful patio garden to the front of the house. The rear offers a paved patio overlooking the beautifully maintained communal gardens. The garage lies to the rear and there is an allocated parking space. There are surrounding footpaths for countryside walks with the property being situated just half a mile from the Dalesway.

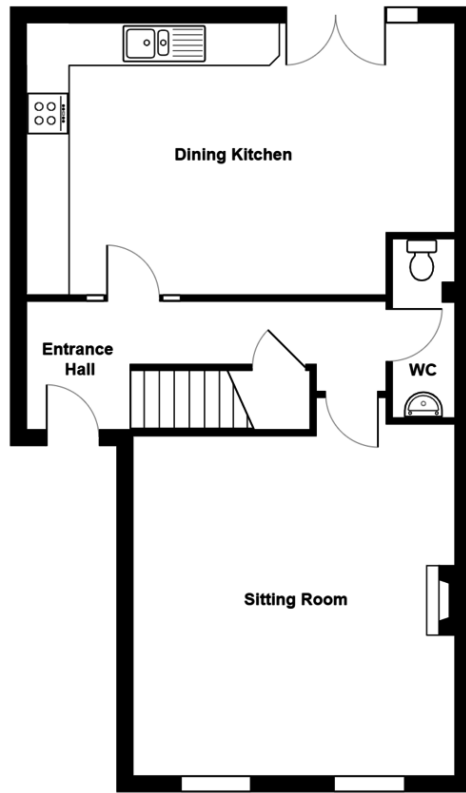
SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.

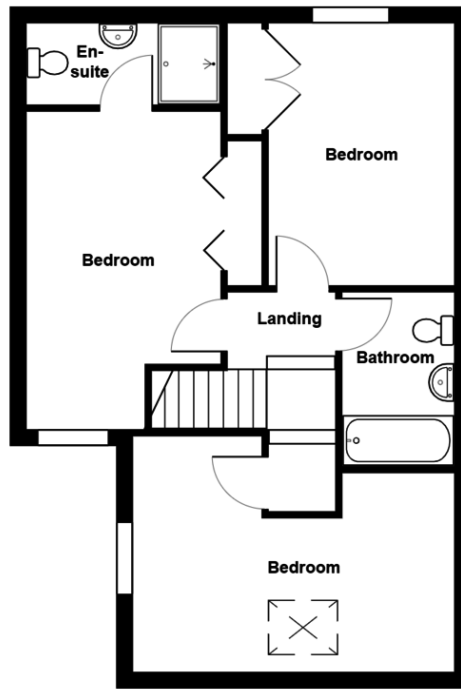
COUNCIL TAX BANDING

Currently Band E as shown on the Valuation Office website.





Ground Floor



First Floor
8 Kiln Croft, Skelsmergh, Kendal
Total Area: 111.0 m² ... 1194 ft²



For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal along the A6 Shap Road and after passing Kendal Rugby Club proceed past the right hand turn for Helme Lane taking the next right turn named Kiln Croft. Enter the development and bear left to find number 8 located on the left.

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