



3 Laverock Hill, Mealbank  
Asking Price £330,000

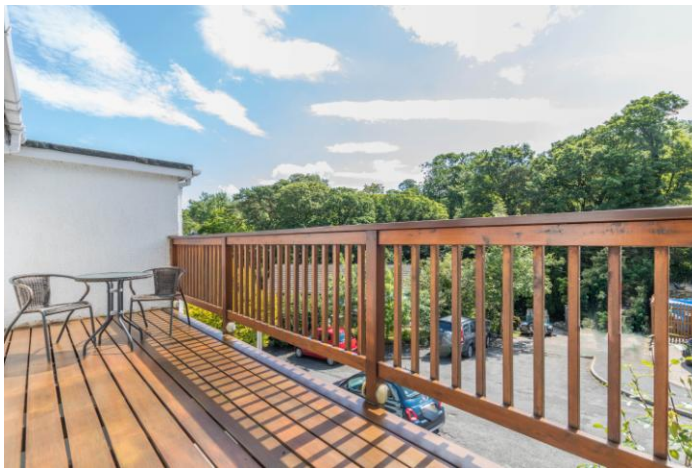
Your Local Estate Agents  
Thomson Hayton Winkley



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An appealing detached house with delightful private garden and patios located in hamlet of Mealbank on the outskirts of the market town of Kendal. Having a sitting room with balcony, dining room, kitchen, three bedrooms, bathroom, utility room, garage, parking and ample undercroft space.







Time for walks!



utensils







### 3 LAVEROCK HILL

A well proportioned appealing detached residence rurally located with a small cluster of similar properties in the picturesque hamlet of Mealbank . Laverock Hill is conveniently placed for the village of Grayrigg, where there is a well-regarded primary school and village hall. Additionally it is within the catchment area for the Queen Katherine Secondary School in Kendal with the historic market town being less than 3 miles away. Kendal offers many amenities which include an excellent range of shopping, leisure, cultural and educational amenities. The town is well served by public transport with Kendal Railway Station having a direct link to Oxenholme on the London to Glasgow west coastline. Junctions 36 to 39 of the M6 motorway are within easy reach together with both the Lake District and Yorkshire Dales National Parks.

The well presented accommodation briefly comprises porch, entrance hall, sitting room with a woodburning stove and direct access to the balcony, dining room with direct access to the patio, kitchen, utility room, three bedrooms and a modern four piece bathroom. The property benefits from double glazing, oil fired heating and the option to connect to B4RN high speed internet.

Outside offers driveway parking to the front of the garage, which offers access to substantial undercroft space, and fabulous landscaped, private gardens.

#### PORCH

6' 0" x 4' 1" (1.83m x 1.26m)

Double glazed door with adjacent double glazed window, double glazed window, built in cloaks cupboard.

#### ENTRANCE HALL

16' 7" max x 14' 0" max (5.08m x 4.27m)

Single glazed door with adjacent single glazed window to porch, radiator, loft access.

#### SITTING ROOM

18' 8" x 11' 10" (5.69m x 3.62m)

Double glazed French doors with adjacent double glazed windows to balcony, double glazed window, radiator, woodburning stove to feature fireplace.,

#### DINING ROOM

10' 4" x 9' 8" (3.16m x 2.97m)

Double glazed patio doors to garden, radiator.

#### KITCHEN

13' 6" x 8' 1" (4.13m x 2.48m)

Single glazed door to utility room, double glazed window, good range of base and wall units, stainless steel sink, solid wood worktops, built in oven and grill, induction hob with glass splashback and extractor hood over, space for fridge freezer, plumbing for dishwasher, built in cupboard, fitted shelving, fitted wine rack, under wall unit lighting, tiled splashbacks, tiled flooring.

#### UTILITY ROOM

6' 7" max x 5' 10" max (2.03m x 1.80m)

Double glazed door, radiator, good range of base and wall units, plumbing for washing machine, fitted shelving and drying rail, partial tiling to walls.









## **BEDROOM**

12' 7" x 10' 1" (3.86m x 3.09m)

Double glazed window, radiator, built in wardrobes, fitted wardrobes, bedside units and shelving.

## **BEDROOM**

12' 7" x 9' 0" (3.85m x 2.76m)

Two double glazed windows, radiator, built in wardrobes.

## **BEDROOM**

10' 1" x 6' 11" (3.09m x 2.11m)

Double glazed window, radiator, built in shelving to recess, fitted shelving.

## **BATHROOM**

9' 2" x 8' 0" (2.81m x 2.46m)

Two double glazed windows, two heated towel radiators, four piece suite in white comprises W.C., wash hand basin, bath and fully tiled shower cubicle with electric shower, tiling to walls and floor, three fitted mirrors, wall light with shaver point, fitted mirrored wall unit, fitted glass shelf.

## **GARAGE**

22' 1" x 10' 0" (6.74m x 3.05m)

Up and over door, double glazed window, light and power, oil fired combination boiler, water supply, fitted wall units, access to undercroft.

## **UNDERCROFT**

35' 1" x 5' 4" (10.71m x 1.63m)

Substantial undercroft space comprises four chambers ranging from full standing height and measuring a maximum of 10.71m x 1.63m to restricted height and measuring a maximum of 9.00m x 1.50m.

## **OUTSIDE**

The front of the property has driveway parking to the front of the garage and a private patio, There is a lawn which runs along the side of the house and the rear boast a fabulous landscaped garden which includes various seating areas, a variety of established trees and shrubs, a wood store and overlooks a backdrop to the River Mint.

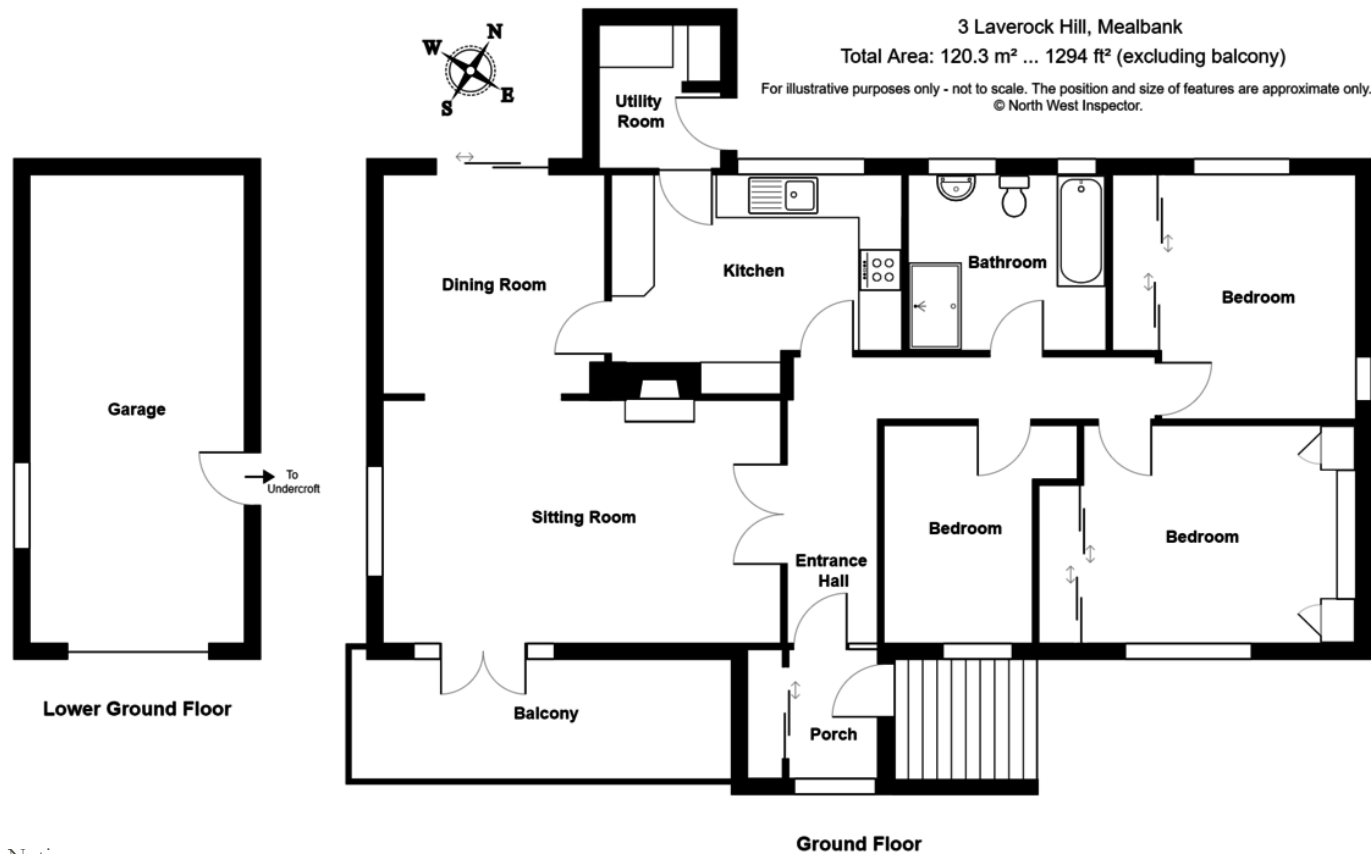
## **SERVICES**

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

## **COUNCIL TAX BANDING**

Currently Band E as shown on the Valuation Office website.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

### DIRECTIONS

From our Kendal office turn right on to Sandes Avenue and proceed along the A6 taking the first exit at the mini roundabout and passing under the railway bridge. Upon reaching the Duke of Cumberland public house turn right into Appleby Road and continue out of town. Turn left signposted Mealbank, Patton and Whinfell and proceed to turn left over the bridge and then bear right. Continue to turn right in to Laverock Hill where number 3 is located on the left.

### Important Notice

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