



## Kendal

£275,000

### The Dolls House, 12 Helme Lodge, Kendal, Cumbria, LA9 7QA

Situated within the beautifully landscaped gardens and grounds of Helme Lodge, a magnificent grade II listed Georgian mansion this attractive detached south facing stone and slate two-bedroom cottage enjoys a delightful courtyard setting set around a neat lawn with its very own fountain. A much loved home since 2003 of considerable character providing spacious and versatile living, now ready for a new owner to enjoy be it for permanent living or holiday enjoyment.

Ownership of a home at Helme Lodge offers not only a splendid and convenient place to live, retire or indeed holiday, but also a lifestyle where you can enjoy tennis, a fitness room or just the peace and quiet and an occasional game of snooker. Those who view will understand what we mean as soon as they make their way up the tree lined private driveway. With no upward chain and early possession available the next step is an appointment to view.

### Quick Overview

- Detached Cottage
- Living Room & Dining Kitchen
- Two Bedrooms, one with ensuite & bathroom
- Leisure facilities include; Fitness room, tennis court & more!
- Convenient but peaceful & quiet location
- Splendid garden & grounds
- Nearby garage & parking available
- No upward chain
- Broadband speed up to 43 Mbps



2



2



1



E



43 MBPS



Off Road  
Parking & Garage

Property Reference: K6648





Living Room



Open staircase to first floor



Dining Kitchen



Dining area

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**Location:** From Kendal town centre take the A65 Burton Road in a south easterly direction out of the town. At the traffic lights, just past the Leisure Centre, take the right fork and continue along Burton Road to reach a roundabout.

Take the third exit off the roundabout and proceed up the tree lined driveway, bearing right onto the gravel parking area in front of the main house. The garages are to be found by bearing left at this point. Once parked, walk round to the left and the courtyard opens up in front of you, The Doll's House is on your left.

**Property Overview:** The delightful Dolls House forms part of the prestigious Helme Lodge development which occupies an attractive location approached by a long private drive on the south easterly periphery of Kendal adjoining open countryside.

The historic market town of Kendal is renowned as being the southern gateway to the Lake District with good links to the M6 motorway via junctions 36 to 38. Helme Lodge is well placed for local amenities including a doctors surgery, school, a supermarket, Westmorland General Hospital and Oxenholme Railway Station for the London to Glasgow West Coast Line.

Upon entering the open plan style layout of the ground floor, the warm welcome of this delightful stone and slate cottage can be experienced with the south facing living room and dining kitchen being separated by the splendid central staircase that leads up to the first floor.

The living room to the left has a large sash window looking out to the pretty courtyard. The attractive stone fireplace with matching side alcove has an open fire for cosy winter afternoons and evening and the exposed timbers complete the room.

Stepping to the right is the dining kitchen which enjoys a dual aspect to the side and front courtyard. Fitted with a range timber of wall and base units with complementary working surfaces with inset bowl and half sink and drainer. Kitchen appliances included a: built in Neff oven and four ring gas hob with extractor over, with space for washing machine, dishwasher and freezer. Fitted pine bench, attractive tiled floor and useful under stairs cupboard that houses the hot water cylinder. Wall mounted Vaillant gas boiler.

Onto the first floor landing you will find two windows with open aspect to the rear looking on to the landscaped gardens. Access to the roof space.

Bedroom one is an excellent sized double bedroom and has two sash windows with an aspect to the front courtyard and has two fitted wardrobes with a matching dressing table. The ensuite comprises a three piece suite; a shower cubicle, a wash hand basin and WC. Window with aspect to the rear, tiled walls and built in shelving.

Bedroom two again has a sash with an aspect to the front courtyard. With built in wardrobe and separate over stairs cupboard.





Living Room



Kitchen





Bedroom 1



Bedroom 1 Ensuite



Bedroom 2



Bathroom

The house bathroom comprises a three piece suite; with a panel bath with separate hand held attachment, vanity unit with wash hand basin and WC. Part tiled walls, tiled floor and built in shelving. Window with an aspect to the rear.

Accommodation with approximate dimensions:  
Ground Floor

Living Room  
15' 7" x 15' 0" (4.75m x 4.57m)

Dining Kitchen  
15' 7" x 9' 3" (4.75m x 2.82m)

First Floor  
Landing

Bedroom 1 (front)  
13' 7 plus dressing area" x 12' 0" (4.14m x 3.66m)

Ensuite Shower room

Bedroom 2  
9' 5" x 9' 4" (2.87m x 2.84m)

House Bathroom

Outside: The delightful landscaped gardens and grounds are well tended and managed by the Management Company in which each owner is a shareholder.

The leisure facilities at Helme Lodge offer a fitness room with an extensive range of equipment, a dry heat sauna and ladies and gents changing rooms with showers lockers and toilet facilities. The splendid snooker room has a full size snooker table with overhead table light, Burroughs and Watts score board, and original wood panelling to dado level and wall lights. Outside is a full size tennis court set within the splendid garden and grounds.

Detached Garage  
Garage (17'6" x 8'3") (5.33m x 2.51m) situated in the nearby garage block with an up and over door, power and light points. Outside water tap available.

Tenure: Freehold -

The grounds and leisure facilities are freehold and owned by all the residents. The annual maintenance charge currently payable is £.316.00per month which covers family use of the communal leisure facilities and the maintenance and cleaning thereof, maintenance of the gardens and grounds, building insurance, window cleaning and exterior maintenance to the dwellings.

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

Council tax: Westmorland and Furness Council - Band E

Viewings: 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.





View from the gardens to the distant fells



Facilities - Billiard Room





Facilities - Fitness Room



Facilities - Tennis Court

Request a Viewing Online or Call 01539 729711

## Meet the Team

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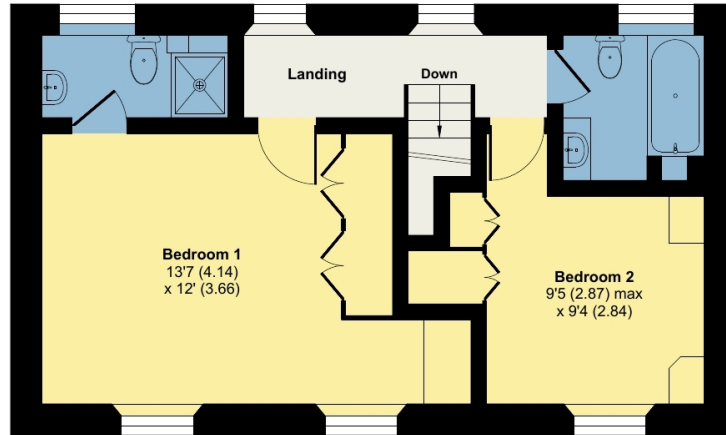
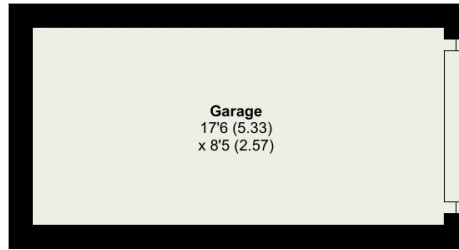
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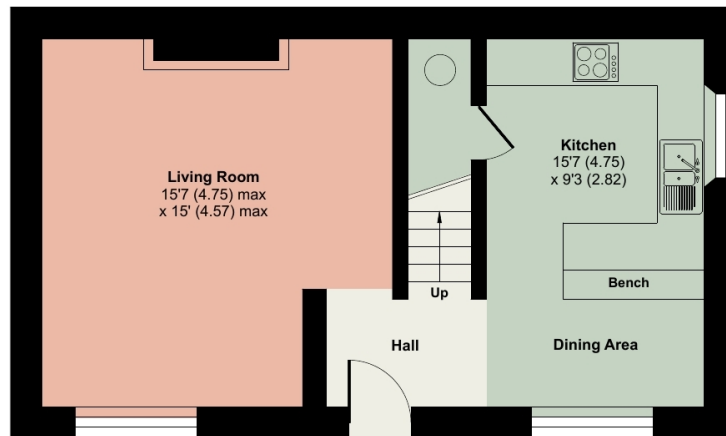
# Dolls House, Helme Lodge, Natland, Kendal, LA9

Approximate Area = 1038 sq ft / 96.4 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF:

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