



## Natland

£495,000

Ashfield, 7 Hawes Lane, Natland, Kendal, LA9 7QF

7 Hawes Lane is a spacious and well-designed three double bedroom detached dormer bungalow that offers quality of design and presentation to a discerning purchaser seeking a village home, ideal for family or retirement with space for visiting friends. The bungalow comes with a generous 30' detached garage and ample off-road parking to the front, accommodating up to five cars.

The gardens are a true delight, the sun room is much more and for when the visitors arrive, the shower room and family bathroom will make all the difference. Add on great views and ready to move into condition, together with a convenient location for access to Kendal, the Lake District National Park and the mainline railway station at Oxenholme and M6 motorway a short drive away, this really is a home that is a must for your "to view list".

### Quick Overview

- A true family, detached dormer bungalow
- Thoughtfully & tastefully decorated
- Living room with cosy wood burning stove
- Beautiful sun room to sit and relax
- Contemporary breakfast kitchen flooded with natural light
- Three double bedrooms
- Modern shower room & bathroom
- Detached 30' garage with car charging point
- Beautifully landscaped front and rear gardens
- Superfast broadband speed up to 74 Mbps



3



2



2



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74  
Mbps



Large Garage &  
Ample Off-Road  
Parking

Property Reference: K6751



Bedroom Three



Bedroom Two



Living Room



Living Room

**Location:** Natland is an attractive and picturesque village situated to the south of the market town of Kendal with good communications for the Lake District & Yorkshire Dales National parks. Kendal is reached from the south from junction 36 off the M6.

As you enter Kendal turn right at the traffic lights just before the College onto Romney Road. Proceed over Romney Bridge and the River Kent taking the third exit off the roundabout onto Natland Road. Follow the road along and on entering the village proceed past Charnley Fold on your right, then take the next right onto Hawes Lane and the property is then found on your right.

Natland enjoys a thriving community set around its very own village green with church and school.

**Property Overview:** This detached dormer bungalow has been tastefully extended and finished to a high standard by the vendors. It offers a spacious well planned layout with two double bedrooms, a living room, sunroom, breakfast kitchen, and a shower room on the ground floor. The first floor features the main bedroom and a bathroom. Additional features include a 30' long detached garage, ample off-road parking to the front, and beautifully landscaped gardens in both the front and rear.

The spacious entrance hall is filled with natural light and provides ample storage space for coats and shoes. It leads through to the inner L-shaped hall, with attractive Quick-Step flooring that runs throughout the ground floor.

The living room is flooded with natural light from its double aspect windows, offering views of the front garden. The focal point of the room is the wood burner set on a flagged hearth, creating a warm and welcoming atmosphere.

The breakfast kitchen combines a contemporary design with a cosy cottage feel. It boasts a range of white, soft-closing wall, base, and drawer units, complete with complementary work surfaces and an inset composite sink with a half bowl and drainer. Kitchen appliances include an integrated fridge freezer, a built-in Miele oven, and a AEG four-ring induction hob with a concealed extractor above. Tiled splashbacks add a stylish touch. The kitchen is flooded with natural light from the windows and door that leads out to the rear garden. The breakfast area offers delightful views of both the front garden with its apple tree and the rear garden. A storage cupboard with a bi-fold door houses the boiler that is serviced annually.

The thoughtfully designed sunroom is a beautiful space bathed in natural light, thanks to its numerous windows, Velux skylights, and patio doors. It offers an amazing view of the rear garden and panoramic views of Kendal and Scout Scar. This versatile room is perfect for relaxing with a morning coffee to unwinding in the evening while enjoying a movie with the family.

Bedrooms two and three are both generously sized double bedrooms, each equipped with built-in wardrobes. Bedroom two features patio doors and a delightful aspect over the rear garden, while bedroom three enjoys a pleasant view over the front garden.

The shower room with its beautifully tiled walls offers that touch of modern elegance. The three-piece suite includes a spacious walk-in shower, a pedestal wash hand basin, and a W.C. A chrome towel rail, extractor, and window complete the room.



Sun Room



Breakfast Kitchen



Sun Room



Shower Room



Bedroom One



Bathroom

Up to the first floor you will find a spacious landing with limited head height, a Velux roof light and access to excellent under eaves storage spaces.

The main bedroom with its vaulted ceiling, is a bright and airy room with daylight pouring in from the dormer window and Velux roof light, and fine views across open fields towards Scout Scar and Kendal in the distance.

Completing the upstairs is a bathroom with complementary part-tiled walls and attractive flooring. Two chrome towel radiators and a window and convenient eaves storage. A three-piece suite comprises a bath with mixer tap and hand-held shower attachment, a pedestal wash hand basin, and W.C.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Inner Hall

Living Room

11' 10" x 21' 11" (3.627m x 6.70m)

Sun Room

17' 5" x 11' 6" (5.31m x 3.51m)

Breakfast Kitchen

14' 9" x 11' 2" (4.5m x 3.4m)

Bedroom Two

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom Three

11' 6" x 11' 10" (3.51m x 3.61m)

Shower Room

First Floor:

Landing

Bedroom One

18' 4" x 11' 6" (5.59m x 3.51m)

Bathroom



Rear Garden



Rear Garden



Rear Garden & Views



Views to Open Fields



Rear Aspect

**Outside:** The bungalow enjoys countryside views from both its front and rear aspects. At the front, you'll find a well-maintained driveway offering off-road parking for up to five cars, along with a 30' long detached garage equipped with an electric car charging point. The front of the property features traditional stone walling and a manicured lawn. The rear of the property boasts a lawned garden, a paved patio area, an established vegetable and fruit patch, neatly fenced borders with mature trees and shrubs, adjoining open fields. There's also a charming rockery garden and a path leading to a second seating area and the detached garage.

**Detached Garage** with an electric door, window and personal door to side. Power and light. Car charging port to the front.

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

**Council Tax Band:** 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.

**What3Words:** ///game.tidy.photos

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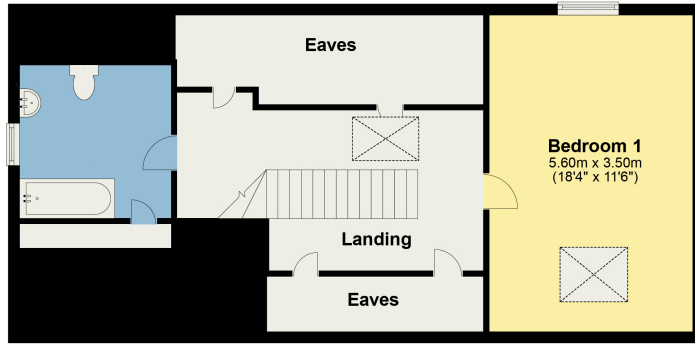


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First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.  
REF: K6751

A thought from the owners... "This is a delightful place to live with beautiful views!"

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