



24 Helme Lodge, Natland  
£335,000





## 24 Helme Lodge

Natland, Kendal

24, Helme Lodge is one of 21 Mews Cottages built around 1990 within the grounds of a Grade II listed Georgian Mansion (now converted to apartments). The mansion itself, with courtyard complex, was built in 1827 for William Dilworth Crewdson, one of the founders of the Kendal Bank. Nestling in glorious countryside on the outskirts of Kendal, the property was developed in 1987 and was converted into 12 luxury apartments within the main house and courtyard together with 21 award winning cottages set within the 5 acre estate. The estate is conveniently placed for the supermarkets, doctors surgery, hospital, the mainline railway at Oxenholme and road links to the M6. Number 24 is pleasantly situated within the development and enjoys fine views over the gardens and surrounding hills. The well presented accommodation briefly comprises an entrance porch, entrance hall, sitting room, kitchen/dining room, conservatory and cloakroom to the ground floor with the first floor providing three double bedrooms, with one having an en suite, and a family bathroom. The property has double glazing, with the exception of the porch, and gas central heating. Outside offers a private patio garden along with a single garage in a separate block. There is ample off road parking on site.

- Mid mews cottage
- Sitting room
- Kitchen diner
- Three bedrooms
- Bathroom, en-suite and cloakroom
- Gas central heating and double glazing
- Single garage and off road parking
- Prestigious five acre private estate

## GROUND FLOOR

### PORCH

10' 1" x 5' 0" (3.08m x 1.53m)

Both max. Single glazed door, single glazed windows, radiator, tiled flooring.

### HALLWAY

9' 6" x 4' 6" (2.90m x 1.37m)

Both max. Single glazed door, radiator, understairs storage.

### SITTING ROOM

16' 8" x 11' 5" (5.07m x 3.47m)

Both max. Double glazed sliding door, radiator, electric fireplace.

### KITCHEN DINING ROOM

24' 8" x 9' 0" (7.53m x 2.75m)

Both max. Double glazed door to conservatory, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated double oven, gas hob with extractor/filter over, fridge freezer, washing machine, dishwasher, tiled splashback

### CONSERVATORY

9' 5" x 8' 1" (2.88m x 2.47m)

Both max. Double glazed sliding door, double glazed windows, radiator, tiled flooring.

### CLOAKROOM

7' 1" x 3' 5" (2.17m x 1.05m)

Both max. Radiator, W.C. wash hand basin to vanity, extractor fan, partial tiling to walls.



## FIRST FLOOR

### LANDING

6' 10" x 3' 4" (2.08m x 1.02m)

Both max. Loft access, built in airing cupboard housing hot water cylinder and gas boiler.

### BEDROOM

14' 11" x 10' 8" (4.54m x 3.26m)

Both max. Double glazed window with extensive views of gardens and countryside beyond, radiator, fitted wardrobes.

### EN-SUITE

7' 5" x 5' 10" (2.26m x 1.77m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled walk in power shower with thermostatic shower fitment, fully tiled walls.

### BEDROOM

13' 1" x 8' 0" (3.98m x 2.43m)

Both max. Double glazed window with views of surrounding hills, radiator, built in cupboard.

### BEDROOM

9' 8" x 9' 2" (2.95m x 2.79m)

Both max. Double glazed window with views of surrounding hills, radiator, built-in cupboard.

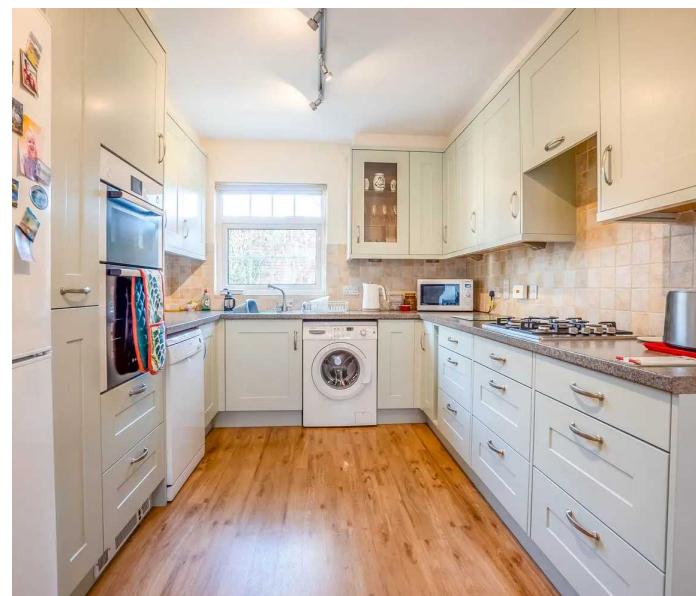
### BATHROOM

6' 11" x 5' 6" (2.12m x 1.68m)

Both max. Radiator, three piece suite comprises W.C. wash hand basin and bath with mixer shower, fully tiled walls, extractor fan

### LEISURE FACILITIES

In the basement of the Georgian Mansion there is a leisure centre which includes a billiard room, gym, sauna and changing rooms.





## OUTSIDE

To the front of the property is a gravelled area for potted plants along side a small patio seating area. To the rear is a paved patio seating area with space for potted plants and a stocked border. Outdoor communal areas extend to five acres of well-kept gardens, including a tennis court and croquet lawn.

## GARAGE

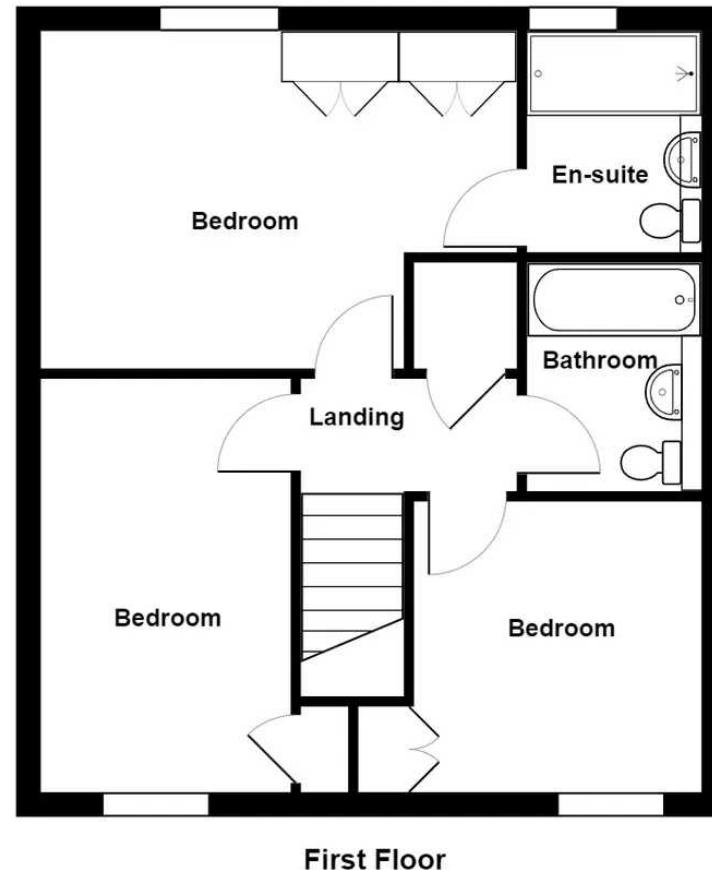
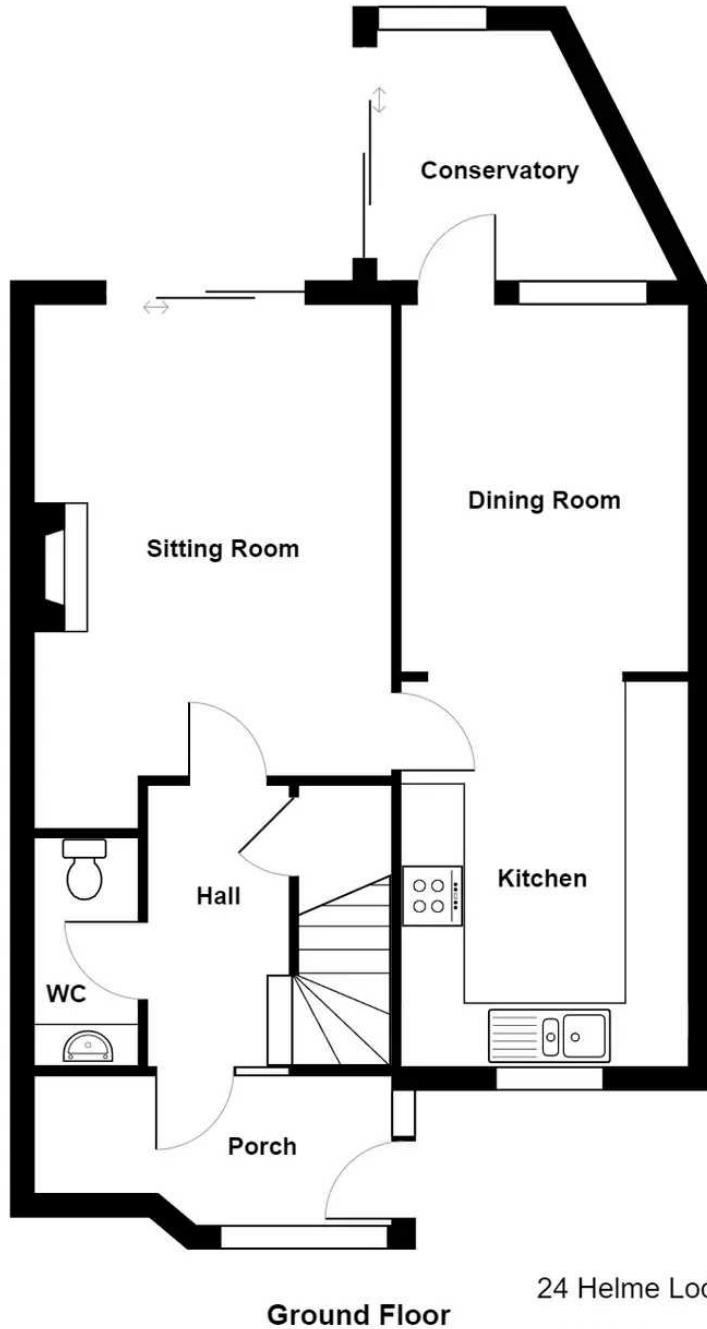
17' 5" x 10' 0" (5.33m x 3.07m) Light and power. The garage is situated in a block and has a communal outside cold water tap. There is also a car park with parking spaces for residents and visitors, with electric car charging bay.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

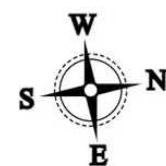




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Total Area: 105.4 m<sup>2</sup> ... 1134 ft<sup>2</sup>

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