



# Kendal

£335,000

1 Mill Yard, Natland Mill Beck Lane, Kendal, Cumbria, LA9 7LH

Forming part of this historic Mill Yard, this converted 2 bedroomed semi-detached cottage has been recently renovated and offers stylish presentation throughout. Neatly tucked away on the South fringes of Kendal within a delightful courtyard of similar homes, this stone built property has an impressive and welcoming open plan kitchen living dining space, 2 double bedrooms and contemporary bathroom, en suite shower room and cloakroom. Externally, the garage, parking and easily managed gardens offer the ability to lock and leave this home and is equally suited to those seeking a second home or permanent residence.

The property is situated on the Southern fringes of Kendal with the convenience of being located close to links to the mainline train station at Oxenholme and M6 motorway at Junction 36, approximately 15 minutes away. Amenities which can be reached on foot include ASDA supermarket, Leisure Centre, Post Office and there is a local bus service within close proximity, which service Kendal Town Centre.

## Quick Overview

- 2 bedroom semi detached character cottage
- Conversion of a former mill yard
- Presented to and finished to a high standard
- Recently installed replacement kitchen
- Contemporary en suite shower room, bathroom, WC
- Open plan kitchen, lounge diner
- Easily managed patio gardens
- Garage and parking
- Located on the peaceful fringes of Kendal
- No upward chain!



2



2



1



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1000 MBPS



Parking for 1 vehicle

Property Reference: K6766



Sun Porch



Lounge area



Lounge area



Open plan lounge kitchen

**Location** 1 Mill Yard is conveniently situated for access for links to the M6 motorway at Junction 36, mainline train station at Oxenholme, Post Office, Supermarket and primary and secondary schools. Join the old canal tow path approximately 50 metres from the house and either walk or cycle to Kendal and beyond or Lancaster - South Lakes peninsular. As you approach Kendal (South) along the A65 proceeding past the Westmorland General Hospital, continue down the hill on Burton Road and at the roundabout take the first exit on to Natland Mill beck Lane. Proceed along this lane bearing right and take a sharp left into the Mill yard development. Proceed down the hill and bear right the No 1 is to be found on the right hand side.

**Property Overview** Discover the charm and character of this unique semi-detached cottage, nestled within the former Mill Yard on the fringes of Kendal. Renovated to a high standard, this delightful property offers a perfect blend of traditional features and modern comforts.

Step inside and be greeted by a warm and inviting spaces. Beyond the pleasant sun porch with adjacent cloakroom, the welcoming open plan kitchen living diner is a pleasingly proportioned room which boasts recently installed shaker style kitchen with integrated appliances, a formal dining area and the focal point within the living area is the delightful inglenook fireplace housing a gas fired stove, perfect for cosy evenings and a great space for entertaining family and friends. In addition there is a useful utility space offering space for a washer, dryer and freezer.

Upstairs, you will find a generously sized bedroom with good natural light from large Velux rooflight, vaulted ceilings and which features a modern en-suite shower room, offering a private retreat. An additional double bedroom enjoys an aspect over the front courtyard has a direct access into the house bathroom which provides and a modern 3 piece suite and the luxury of underfloor heating.

Outside, the property includes a garage, providing secure parking and storage. There is a further parking space directly in front of the garage and gated access to the patio area which is perfect for alfresco dining. A further patio is to be found to the rear of the cottage which offers a good degree of privacy.

Don't miss the opportunity to own this unique property with the benefit of no onward chain. Contact us today to arrange a viewing and experience the charm and comfort of this historic, renovated cottage for yourself.



Kitchen lounge dining area



Kitchen



Kitchen area



Vaulted ceiling



Landing



Bedroom One

## Accommodation with approximate dimensions:

### Ground Floor

Sun Porch 11' 11" x 6' 2" (3.64m x 1.89m)

Cloakroom 7' 10" x 3' 7" (2.4m x 1.11m)

Open Plan Kitchen Lounge Diner 23' 9" x 16' 2" (7.24m x 4.95m)

Utility Room 7' 11" x 3' 10" (2.42m x 1.18m)

Rear Porch 6' 4" x 2' 11" (1.94m x 0.90m)

### First Floor

#### Landing

Bedroom One 16' 5" x 7' 10" (5.02m x 2.40m)

#### En Suite Shower Room

Bedroom Two 11' 9" x 6' 6" (3.59 m x 1.99m)

Bathroom 9' 4" x 7' 6" (2.85m x 2.31m)

### Outside

Garage 17' 7" x 8' 9" (5.38m x 2.69m)

There is designated parking available to the front of the detached garage for 1 vehicle and the garage offers housing for a vehicle or storage. The cottage enjoys a walled garden and beyond the gate is a slate patio perfect for enjoying morning sunshine and to the rear is a further patio for afternoon sun enjoyment.



Bedroom One



Bedroom Two



Bathroom



Elevated external



**Tenure** Freehold

**Services** Mains electricity, mains gas, mains water, mains drainage, connected to a holding tank and pump.

**Council Tax** Westmorland & Furness Council - Band D

**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**::///tens.rings.worm

# Meet the Team

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Call **01539 729711** or request online.

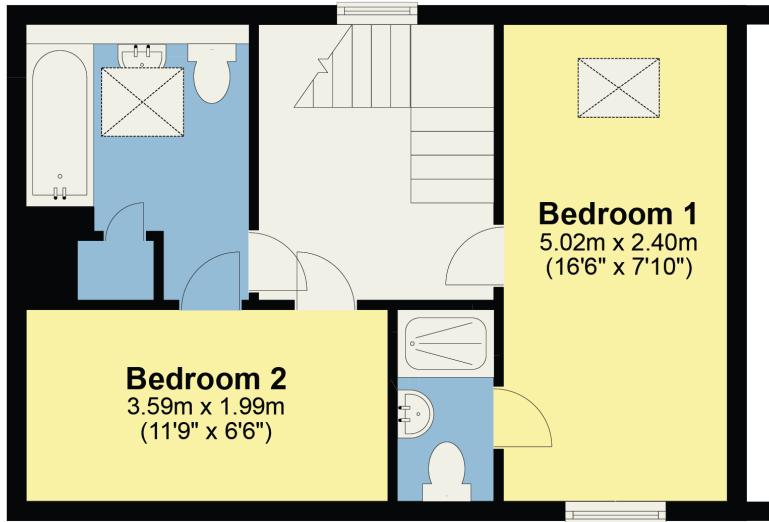


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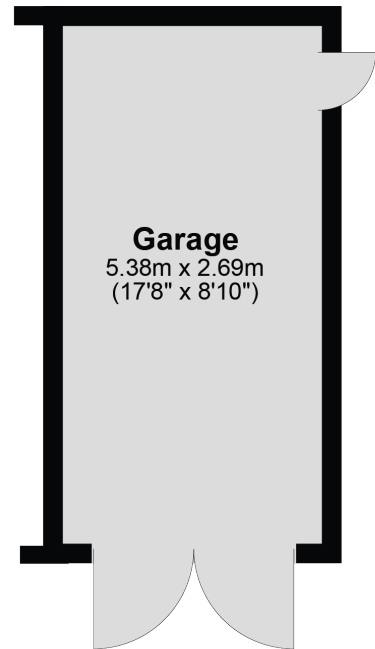
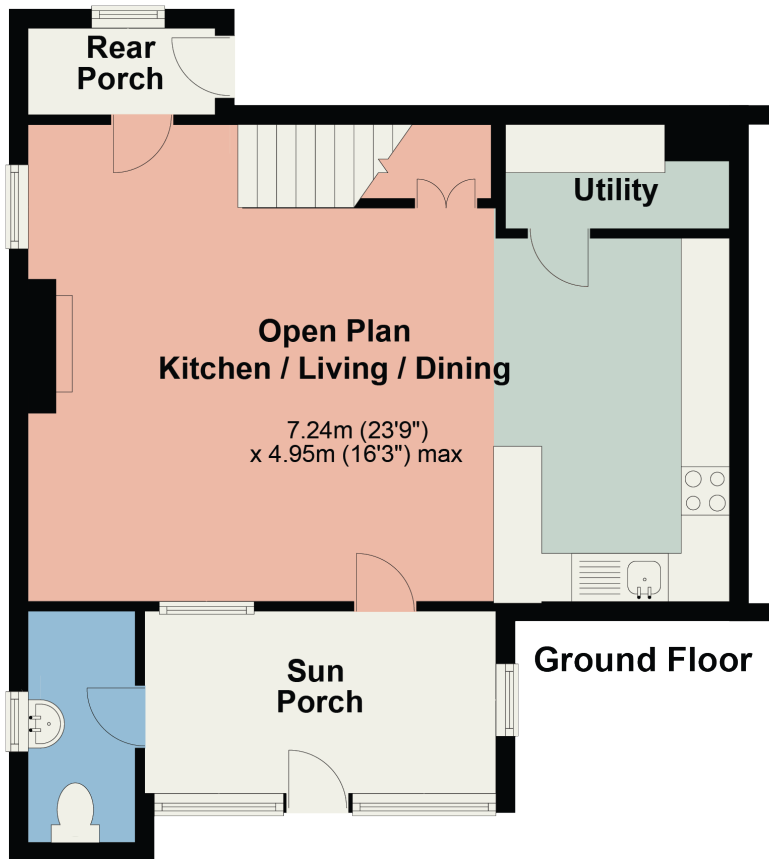


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**First Floor**



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.

A thought from the owners... "A very relaxing place to be, the only notable sound being the array of birdsong"

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