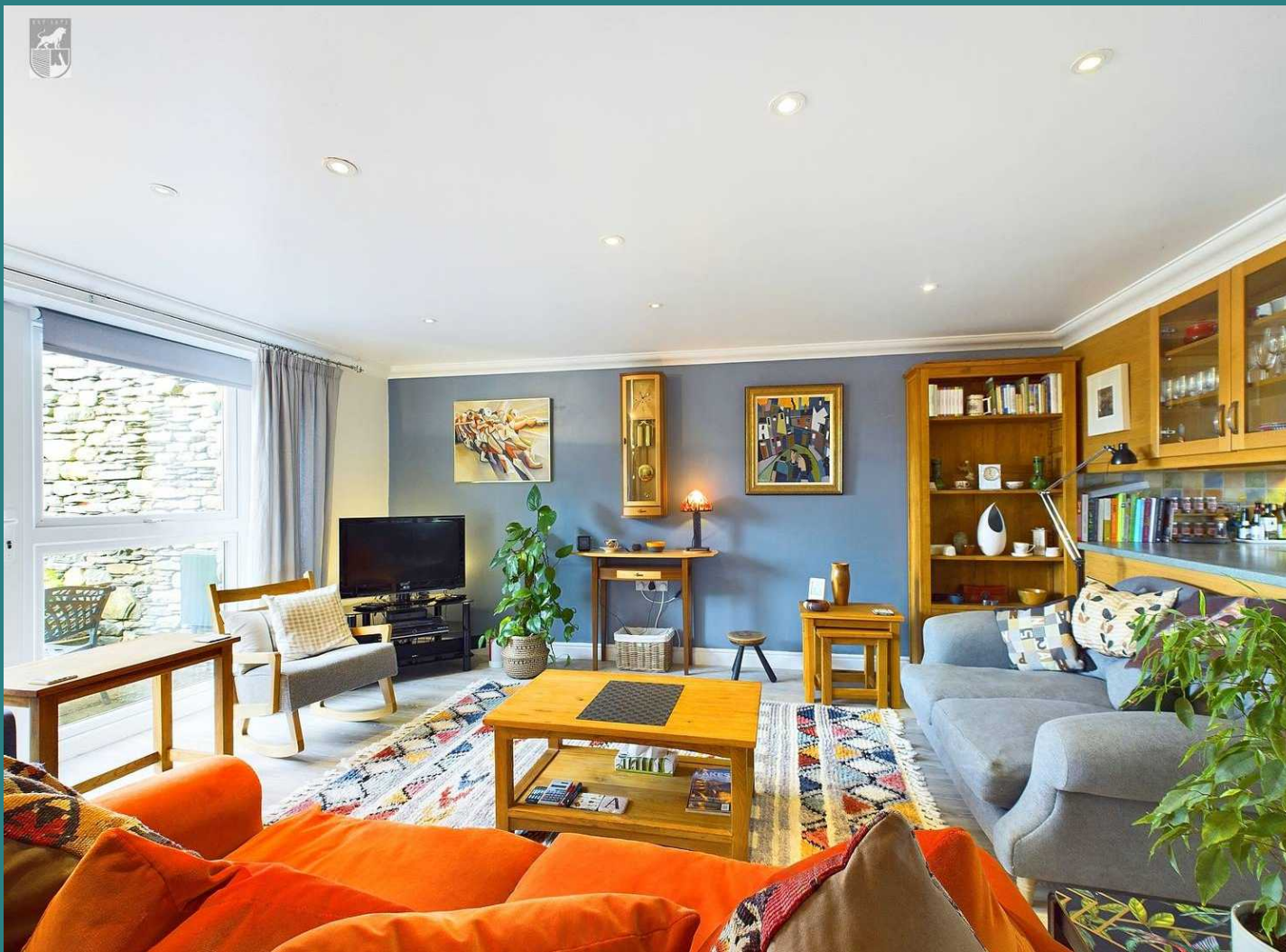




4 Kiln Croft, Skelsmergh  
£335,000





## 4 Kiln Croft

Skelsmergh, Kendal

4 Kiln Croft is a stunning barn conversion in a private and rural development. The property is surrounded by rolling hills and open countryside and this tranquil location is only a short drive to Kendal and all the amenities it has to offer. The downstairs spacious living area has been well thought out and is open plan with access to both the front and rear gardens. Upstairs are two double bedrooms, both benefit from having en-suites attached. To the front of the property there are two parking spaces and a lovely south facing garden area with a lawn, private patio and the most spectacular views and to the rear there are communal gardens and access to the garage. This beautiful home will appeal to a wide range of buyers and would be perfect for anyone who enjoys a rural lifestyle but who also wants easy access to town.

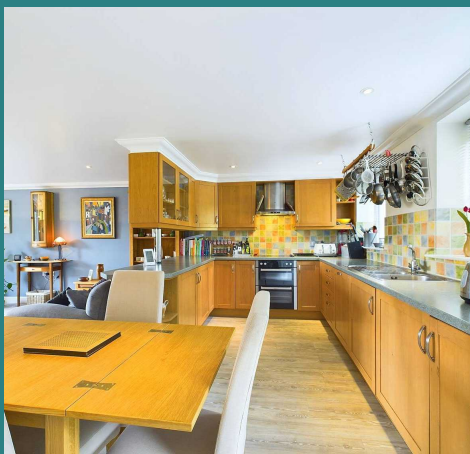
Pass Morrisons on your right, carry on up Shap Road, 50 yards before you turn left to Burneside, there is a right hand turn signposted to Kiln Croft & Newalls. Go down the lane, Kiln Croft properties are on the left hand side just after the left turn off to the garages. Park in front of number 4.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## ENTRANCE HALL

Entry is through a timber door, with glass panel. Door to lounge, stairs rise to first floor.

## OPEN PLAN LOUNGE/DINING/KITCHEN

24' 3" x 17' 8" (7.39m x 5.38m)

Lounge area is a light bright space with patio door and window to front aspect looking over the front garden to the fields beyond. Ideal for entertaining. Central control panel for lighting. The kitchen/dining area has a modern style range of wall and floor units, worktop over incorporating a 1 1/2 sink, AEG four ring electric hob with AEG chimney extractor above, AEG oven. Integrated fridge freezer, integrated Indesit dishwasher. Some tiling to walls. There are two windows to rear aspect and a glazed rear door to the garden. Under unit lighting.

## WC

6' 0" x 3' 9" (1.83m x 1.14m)

Wash hand basin and W.C. Part tiled walls, down-lighters and extractor fan

## STORAGE CUPBOARDS

3'4 X 2'9 (1.02m x 0.84m) containing Worcester boiler and shelving. 5'11 x 4'2 max (1.8m x 1.27m max) fitted with some shelving.

## LANDING

6' 5" x 3' 11" (1.96m x 1.19m)

Doors to two bedrooms.

## BEDROOM ONE

12' 10" x 11' 6" (3.91m x 3.51m)

A good size double bedroom having built in wardrobes with three sliding doors. Window to front aspect with views over the fields. Door to en-suite shower room.





### **BEDROOM ONE**

12' 10" x 11' 6" (3.91m x 3.51m)

A good size double bedroom having built in wardrobes with three sliding doors. Window to front aspect with views over the fields. Door to en-suite shower room.

### **ENSUITE**

9' 4" x 6' 5" (2.84m x 1.96m)

Suite comprises shower, wash hand basin and W.C. Tiled walls and floor, down-lighters, towel radiator, wall cupboard and extractor fan. Window to front aspect.

### **BEDROOM TWO**

11' 0" x 11' 2" (3.35m x 3.40m)

A second double room having built in wardrobes with three sliding doors. Window to rear aspect with views over the garden. Door to en-suite bathroom.

### **ENSUITE**

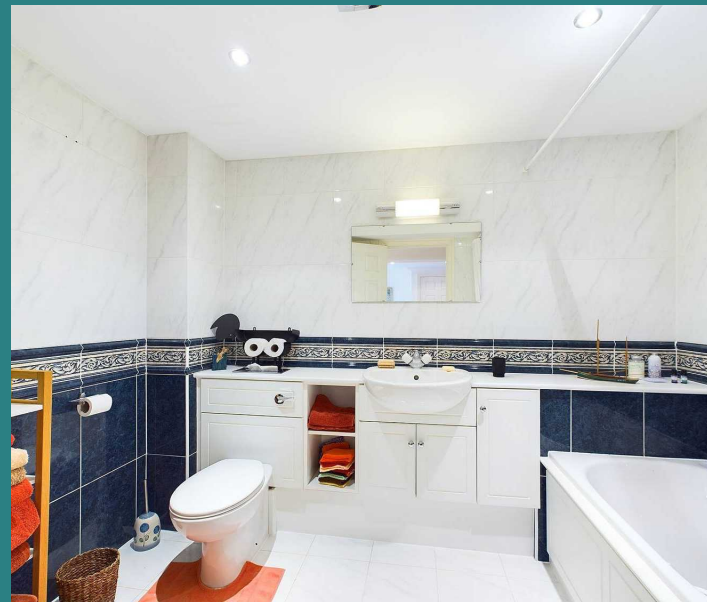
5' 4" x 6' 6" (1.63m x 1.98m)

Suite comprises bath with shower attachment, vanity units housing a wash hand basin and W.C. Tiled walls and floor, built in cupboard. Extractor fan, towel rail and down-lighters.

### **GARDEN**

Front - landscaped gardens with patio seating area, lawn and mature planting. Two parking spaces

Rear - communal landscaped gardens and patio areas. Head out of the back door, bear left round the back of the houses and there is a row of garages. No. 4 is the fourth from the bottom



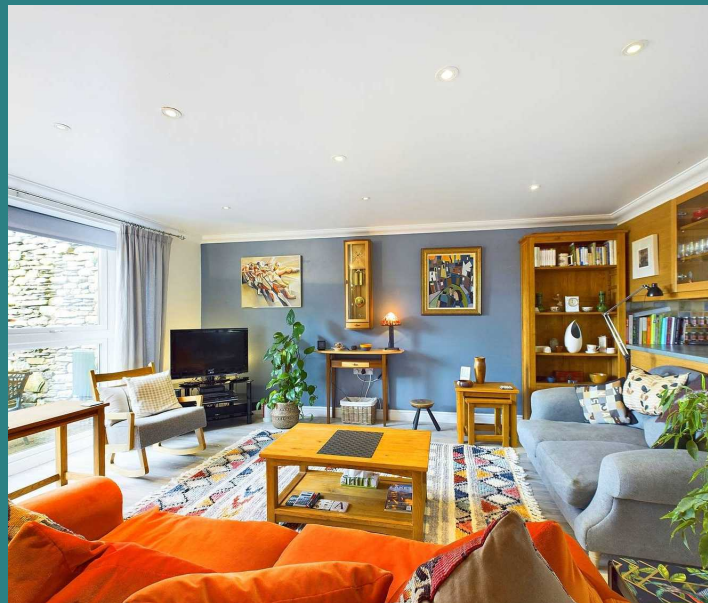
**PARKING** - Two allocated parking spaces to the front of the property.

**SINGLE GARAGE** 20'3 X 10'1 (6.17m x 3.07m)- Head out of the back door, bear left round the back of the houses and there is a row of garages. No. 4 is the fourth from the bottom. The garage has light, power and up and over door. Potential storage in the roof area.

**SERVICES:** electric, mains water with meter, communal domestic sewage treatment plant, broadband.

**ADDITIONAL INFORMATION:** Holiday letting is not permitted.

**SERVICE CHARGE:** £60.00 per month. This includes the electricity of outside communal areas and communal sewage treatment plant, insurance and road repairs and sundries.





**Cupboard**  
 5'1" x 5'4"  
 1.57 x 1.63 m

Ground Floor



**Bathroom**  
 5'4" x 6'6"  
 1.64 x 1.99 m

Floor 1



## Arnold Greenwood Estate Agents

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