



Kendal

£330,000

2 Natland Mill Beck Lane, Kendal, Cumbria, LA9 7LH

Discover this charming semi-detached cottage with some original features, perfectly positioned on the outskirts of Kendal town. Spanning three floors, the home features a welcoming living room and a functional kitchen, complemented by three bedrooms and a family bathroom. Set on a generous plot, the property offers a large garden, ideal for outdoor leisure and gardening pursuits, along with convenient off-road parking at the front.

This delightful cottage offers a blank canvas, perfect for a new owner to personalise and create their ideal home. With no upward chain, this is a fantastic opportunity to make it truly yours!

Quick Overview

- Charming semi-detached cottage
- Spans over three floors
- Living room & fitted kitchen
- Three bedrooms
- House bathroom
- Off road parking
- Large garden
- Situated on a large plot
- No upward chain
- Openreach Broadband available



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Openreach



Off road parking

Property Reference: K6968



Kitchen



Living Room



Bedroom One



Bathroom

Property Overview: Natland Mill Beck Lane in Kendal is a charming and peaceful residential area. Surrounded by scenic countryside, it offers residents a blend of rural beauty and easy access to local amenities, shops, and schools. The location is well-connected, making it convenient for commuting while still enjoying the tranquillity of a picturesque setting.

As you pull onto the driveway, the charm of this cottage is immediately apparent. Step through the door into the inviting kitchen, which is fitted with wall and base units and complemented by work surfaces with an inset sink and drainer. A front-facing window brings in natural light, while practical features include plumbing for a washing machine, space for a fridge freezer, a slot for an oven, and a useful understairs pantry cupboard.

Enter the living room, where you'll find a fireplace with a marble hearth and a coal-effect gas fire, complemented by two fireside alcoves that house three practical storage cupboards. A window overlooks the rear garden, while a door leads to the rear porch and another door provides access to the stairs that take you to the first floor.

Ascend to the first-floor landing, which features a window and provides access to bedroom one, the bathroom and the stairs leading to the second floor.

Bedroom one is a spacious room with a rear aspect, featuring a charming open fireplace that adds character to the space.

The spacious bathroom includes a three-piece suite, featuring a panel bath with an overhead shower, a WC and a wash hand basin. It is well-lit by a window and also houses an airing cupboard containing the hot water cylinder and a wall-mounted gas boiler.

Proceeding up to the second-floor landing, you'll find bedrooms two and three. Bedroom two is a double room with a rear aspect, while bedroom three is a versatile single room that could also serve as a home office, featuring a Velux roof light.

Stepping outside, the property offers off-road parking at the front along with a useful outdoor store. The garden wraps around the side and rear, featuring a spacious lawn complemented by mature flowers and trees, creating a delightful outdoor space.

Accommodation with approximate dimensions:

Ground Floor

Kitchen

11' 6" x 142' 7" (3.53m x 43.48m)

Living Room

14' 7" x 12' 0" (4.47m x 3.66m)

First Floor Landing

Bedroom One

14' 11" x 11' 8" (4.57m x 3.58m)

Bathroom

Second Floor Landing

Bedroom Two

14' 2" x 11' 6" (4.34m x 3.53m)

Bedroom Three

11' 10" x 8' 0" (3.63m x 2.44m)

Parking: Off road parking

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

Council Tax: Westmorland and Furness Council - Band D

Viewing: 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.

Tenure: Freehold

What3Words & Directions: [///caves.length.librarian](https://www.what3words.com/#!/caves.length.librarian)

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 and number 2 can be found just after the third left hand turn.

Thoughts from the owners: 'Living at the cottage offers a country setting with many facilities easily reached'.



Bedroom Two



Bedroom Three



Garden



Garden

Natland Mill Beck Lane, Kendal, LA9

Approximate Area = 992 sq ft / 92.1 sq m (excludes void)

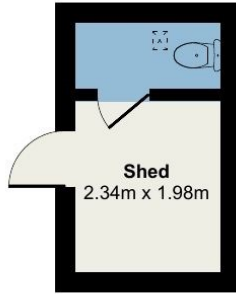
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Outbuilding = 73 sq ft / 6.7 sq m

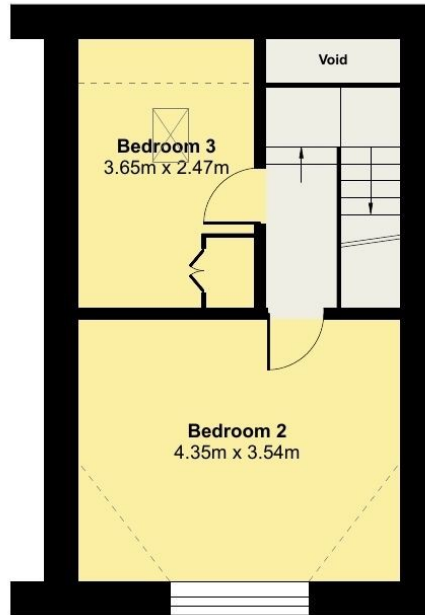
Total = 1102 sq ft / 102.2 sq m

For identification only - Not to scale

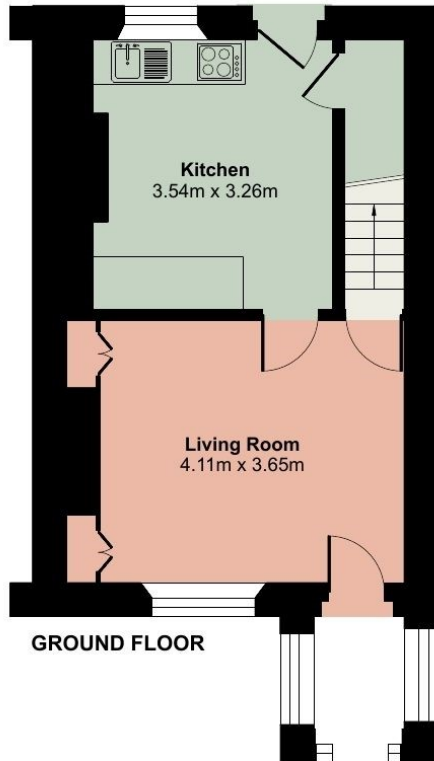
Denotes restricted
head height



OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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