



Natland

£625,000

Tithebarn, Natland, Kendal, Cumbria, LA9 7QL

Welcome to Tithebarn, a beautifully updated property nestled in the heart of the charming village of Natland. Just 2 miles south of Kendal, this idyllic location offers excellent access to the Lake District and Yorkshire Dales National Parks, with the convenience of Oxenholme's mainline railway station only a mile away. Natland boasts a vibrant community centred around a village green, complete with a church, primary school, and village hall.

This delightful home features an open-plan living space, seamlessly integrating a living/sitting room, dining kitchen and conservatory. With three double bedrooms, two shower rooms and a study, Tithebarn offers versatile accommodation for modern living.

Quick Overview

- Detached Bungalow
- Situated on a large plot
- Large rear garden
- Ample off road parking
- Integral garage
- Three double bedrooms
- Two shower rooms
- Open plan living space
- Early viewing recommended!
- Superfast Broadband



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Superfast available



Ample off road parking

Property Reference: K7006



Inner Hallway



Living Room



Living Room



Kitchen

Upon entering through the welcoming porch, you'll find ample space for coats and shoes, with a tiled floor leading into the entrance hall. This central space provides access to all bedrooms, the study, shower rooms and the inviting living area, as well as a boarded loft space.

The living area is a harmonious blend of comfort and style, featuring engineered oak parquet flooring and a charming fireplace with a coal-effect fire, perfect for cosy evenings. Fireside alcoves add character, while a door opens to the conservatory, offering a sun-drenched additional reception space. This flows effortlessly into the dining area and sitting room, where the sitting room features a window that offers views of the garden and conservatory.

The newly fitted kitchen is both stylish and practical, equipped with base units, an inset sink with a drainer, with co-ordinating part-tiled walls, white Arabesque quartz worktops, upstands and windowsills. Integrated appliances include a Zanussi oven, a two-ring induction hob, and a Smeg slimline dishwasher. There is currently a 60cm electric AGA installed with a Honeywell timer.

The kitchen is well-lit with three windows overlooking the front of the property and has direct access to the utility room, which provides additional storage, a Twyfords sink with copper pipe taps, plumbing for Washer/dryer, newly installed BAXI Combi gas boiler and access to the garage and the front of the house.

For those working from home, the study provides a quiet and efficient workspace. The inner hall includes a useful, walk-in area currently utilised as a wardrobe and leads to the bedroom one, which is a large double room and offers direct access to the garden, creating a secluded retreat.

The shower room features a three-piece suite, including a corner shower cubicle, power-shower, wash hand basin and WC, complemented by tiled walls and floor, a heated towel rail and a window.

The second and third bedrooms are equally generous in size, both benefiting from fitted wardrobes and picturesque views of the garden, making them comfortable, bright and welcoming spaces for family or guests.

The second shower room, conveniently situated off the main hallway, combines style with functionality. It boasts a generous walk-in power-shower with a glass enclosure, a vanity unit with a wash hand basin and a WC. The room is finished with tiled walls and floor, a heated towel rail and two windows.

The house is set on a generous plot. At the front, a driveway provides ample off-road parking for approximately 7 vehicles and gated access to the rear garden, framed by mature trees and various plants with a skirting of Indian sandstone paving around the homes main entrances.



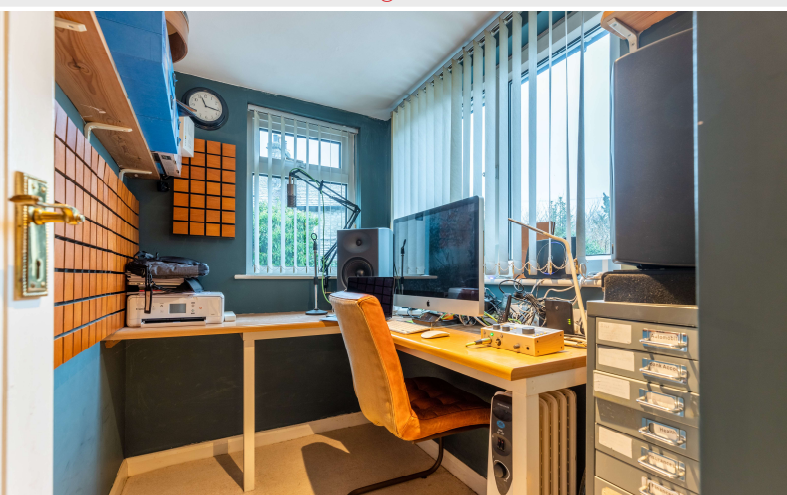
Dining Area



Conservatory



Sitting Room



Study



Bedroom One



Bedroom Two

The expansive rear garden includes a well-maintained lawn, two patio areas for outdoor seating, vegetable patch and Greenhouse along with an orchard with a variety of mature fruit trees and soft-fruit plants, perfect for those who enjoy gardening or outdoor entertaining.

With its beautifully updated interiors, spacious layout, and stunning village location, Tithebarn offers a wonderful opportunity to enjoy the best of countryside living while remaining conveniently close to local amenities and excellent transport links.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Home office

Bedroom One 15' 1" x 12' 1" (4.60m x 3.70m)

Shower Room

Bedroom Two 14' 1" x 13' 4" (4.30m x 4.08m)

Bedroom Three 11' 5" x 11' 5" (3.50m x 3.50m)

Shower Room

Living Room 15' 11" x 12' 1" (4.86m x 3.70m)

Sitting Room 15' 1" x 14' 9" (4.60m x 4.50m)

Conservatory 12' 9" x 10' 9" (3.90m x 3.30m)

Dining Kitchen 23' 7" x 8' 10" (7.20m x 2.70m)

Utility Room

Integral garage 17' 10" x 14' 2" (5.45m x 4.34m) Up and over door and door leading to rear garden. Power and light.

Parking: Ample off road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and at any of our offices.

What 3 Words & Directions: ///goes.twins.smiled

On entering the Village take the turning into Helme Lane after the church, where Tithebarn can then be found on your right, opposite the church and just before the turning into Robby Lea Drive.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction



Bedroom Three



Rear Garden



Shower Room



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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Ground Floor

Approx. 193.1 sq. metres (2078.4 sq. feet)



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