



Kendal

£260,000

2 Birklands Old Mill, Singleton Park Road, Kendal, Cumbria, LA9 7PX

2 Birklands, Old Mill, is a charming historic farmstead situated on the outskirts of Kendal. Offering a practical and easy to manage layout over three floors, the property comprises a dining kitchen, living room, three bedrooms and a house bathroom. It also benefits from an allocated parking space and access to both front and rear communal gardens. With neutral décor throughout and no upward chain, this ready to move in home is ideal for a range of buyers. Early viewing is highly recommended.

Quick Overview

Charming mid terrace house
Living room & dining kitchen
Three double bedrooms
Allocated parking space
Communal gardens
Quiet residential area
Double glazing through
No upward chain
Early viewing recommended!
Superfast broadband speed*



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Ultrafast
Broadband
Available



Allocated Off
Road Parking

Property Reference: K7209



Kitchen



Living Room



Bedroom Two



Bedroom One

Entering through the front door, you are welcomed into the dining kitchen. Fitted with an attractive range of wall and base units with complementary work surfaces with an inset sink and drainer, integrated oven with a four-ring electric hob and concealed extractor, plumbing for a washing machine, and space for a fridge/freezer. From the kitchen, the hallway provides stairs to the first floor, space for coats and access to a cloakroom comprising a WC and wash hand basin.

The living room features full-height windows overlooking the communal rear garden, with a door providing direct access to the garden, allowing natural light to fill the space.

On the first-floor landing, there is a useful storage cupboard housing the hot water cylinder and access to two double bedrooms. Bedroom one enjoys a front aspect, while bedroom two overlooks the rear.

Stairs from the landing lead to the second floor, which offers additional storage space, a third double bedroom with a front aspect and the house bathroom. The bathroom includes a panelled bath with shower over, WC, and wash hand basin, complemented by part-panelled walls, a window with a deep sill and access to a spacious storage cupboard with loft access.

Externally, the property benefits from an allocated parking space, a communal front and rear area, perfect for outdoor relaxation or entertaining. communal gardens to front of properties, with additional low maintenance space to rear for storage sheds and rotary dryers.

Whether you are looking for a permanent residence, holiday home or investment property, 2 Birklands offers a versatile and charming option in a sought-after location.

Accommodation with approximate dimensions:

Ground Floor

Dining Kitchen 10' 7" x 10' 8" (3.24m x 3.26m)

Hallway

Cloakroom

Living Room 10' 7" x 10' 4" (3.25m x 3.16m)

First Floor

Landing

Bedroom One 10' 7" x 10' 8" (3.25m x 3.26m)

Bedroom Two 10' 8" x 8' 8" (3.26m x 2.66m)

Second Floor

Landing

Bedroom Three 10' 7" x 10' 7" (3.25m x 3.25m)

Bathroom

Parking: Off road parking

Property Information:

Tenure: Freehold. Service charge to be calculated and confirmed in due course.

Council Tax: Westmorland and Furness Council - Band C

Services: Mains electricity, mains water and private drainage.

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

What3Words & Directions: ///civic.ruins.pots

From Kendal town centre, head along Aynam Road, then continue onto Lound Road. At the traffic lights, turn left onto Parkside Road and follow it to the end, then turn right onto Singleton Park Road. After a short distance, take the left turning into Birklands, follow the road and bear left and number 2 can be found straight ahead on the left.

Viewings: 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). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Agent Note- Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Please note that this property is currently part of a larger Land Registry title and will require a Transfer of Part upon completion. While this process does not typically delay the conveyancing timeline, it may incur a small additional legal fee.



Bedroom three



Bathroom



Rear Aspect



Front Elevation



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 06/12/2025.

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