



Kendal

£365,000

Todd Meadow
9 Lane Foot Farm
Kendal
Cumbria
LA9 5RW

An imaginative three bedroom, two bathroom country property that has been created in an 18th century barn giving an exterior of real character that blends into the South Lakeland landscape and an interior that suits 21st century living - ideal for permanent, retirement or as an ideal home for those seeking a bolt hole in one of the most beautiful areas of England.

The approach to Lane Foot allows the visitor to see the rural landscape and distant Lakeland fells. The living space is on three floors the bedrooms are all doubles with a great master bedroom on the top floor. There is a garden and patio to the rear and a garage and parking to the front to complete the picture - The next step is an appointment to view.

Property Ref: K6314

3 

2 

1 

C 



Kitchen



Open Plan Living Room

Description: This attractive three bedroom home is situated in a very special development of individual homes that have been created with thought, care and imagination on the outskirts of The Market Town of Kendal. The accommodation is both well presented and thoughtfully laid out over three floors. On the ground floor is the entrance hall and two double bedrooms and the house bathroom, with the first floor open plan living room and kitchen taking full advantage of the splendid countryside and fells views and having double doors that open to a decked walkway across to the private enclosed garden. On the second floor is a superb bedroom and separate shower room. To complete the picture are well tended easy to manage gardens and a garage situated in a block with a parking space to the front of the garage. A home ideal for permanent living or as a second home on the fringe of the Lake District National Park. There is to be no upward chain and early possession is available.

Location: From the Market Town of Kendal travel along the Windermere Road until you pass the last house on the right, you will then see two gateways, take the second on the right and follow the gently sloping lane down to Lane Foot. Drive into the courtyard keeping left, Todd Meadow will be found just beyond the far side of the garage block on your left.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall with part glazed door, radiator and staircase to first floor. Attractive Amtico flooring, boiler cupboard with Vaillant combination boiler. Useful walk in understairs cupboard with light.

Bedroom 1 (front) 12' 8" x 10' 8" (3.86m x 3.25m) a pleasant room with double glazed sash window enjoying view across open fields to the distant fells. Attractive Amtico flooring, radiator and TV aerial point.

Bedroom 2 (rear) with full height double glazed sash window to the rear, attractive Amtico flooring, radiator.

Bathroom complementary tiled walls and floor, wall mirror with lights and shaver socket. A three piece suite in white comprises; deep panel bath with glazed screen and Mira shower, pedestal wash hand basin and WC. Vertical towel radiator, down lights and extractor fan.



Bathroom

For a Viewing Call 01539 729711



Bedroom 1

First Floor

Landing with double glazed window and open view. Staircase to second floor.

Open Plan Living/Dining Room & Kitchen (15'2" x 10'5" plus 17' x 7'10") (7.18m x 3.17m plus 5.18m x 2.33m) a delightful room enjoying splendid views over the surrounding countryside to the distant Howgill fells beyond. Double glazed sash window to the front and double glazed French doors opening to the rear garden. Two radiators, down lights and attractive Amtico flooring. Wired for wall mounted TV. Open to Kitchen Area with double glazed sash window to the garden and open fields. Fitted with a range of wall and base units with concealed lighting, complementary working surfaces and co-ordinating part tiled walls, inset Franke bowl and half sink. A range of kitchen appliances include a built in oven and four ring induction hob with cooker hood and extractor over, integrated fridge and freezer, dishwasher and washer/dryer.

Second Floor

Landing

Bedroom 3 20' 6 max" x 13' 7" (6.25m x 4.14m) an excellent bedroom with far reaching views to the distant Lakeland fells. Double glazed window to the gable and roof light. Exposed truss and purlins, radiator.

Shower Room with complementary tiled floor and walls, wall mirror with lights and shaver socket. A three piece suite comprises; large walk-in shower cubicle with rainfall head shower, pedestal wash hand basin and WC. Vertical towel radiator, extractor fan and down lights.

Outside: Garage (16'5" x 9'3") (5.00m x 2.81m) with double timber doors, power and light. To the front of the property is a private parking space and to the rear an enclosed garden that adjoins open fields with paved patio, lawn and useful garden store.

Services: mains electricity, mains gas, mains water. Shared private drainage - shared between the 13 properties of the development.

Council Tax: South Lakeland District Council - Band E

Tenure Freehold - Lane Foot Management Company Limited deals with the management and maintenance of communal facilities including the road and courtyard, septic tank and communal gardening etc, for which an annual variable service charge is payable.

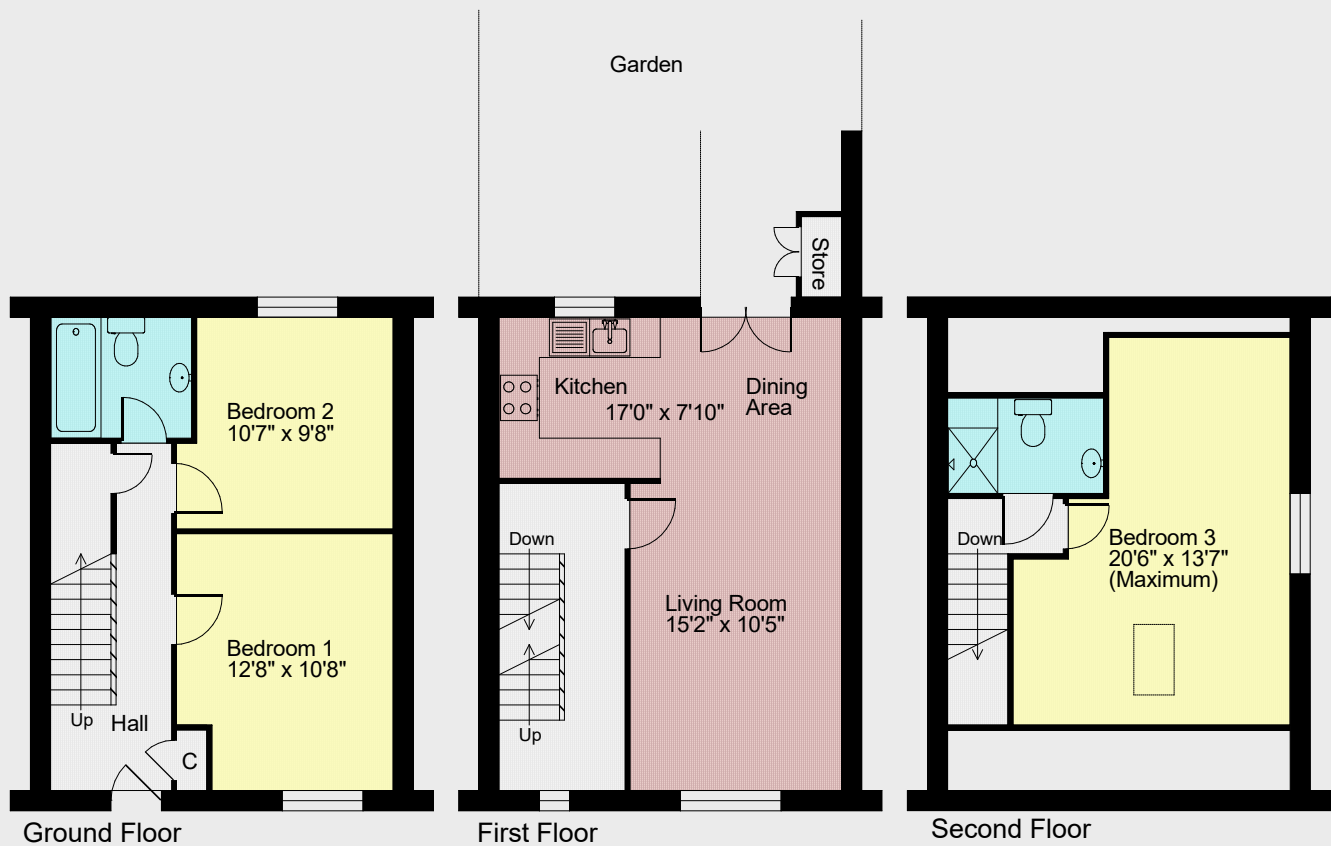
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 2



View



Gross internal square footage = Approx 1197 Sq Ft

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

© Drawing by G A Slade Associates. Unauthorised reproduction prohibited. Drawn in the UK.
Drawing No. K4580R

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.