



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

2 Town End Court - Natland





Features

- Charming 2-bed semi-detached home with traditional stone façade
- Spacious open-plan living/dining room with electric fire and exposed beams
- Modern kitchen with integrated appliances, leading to bright conservatory
- Private rear courtyard garden, communal front courtyard, garage & parking
- Great location near Kendal with excellent transport links and local amenities

This charming two-bedroom semi-detached home, built in 1987 with a traditional stone façade, is full of character and is set in the picturesque village of Natland, just south of Kendal. The property has been thoughtfully maintained and offers comfortable and practical living across two well-arranged floors. At the entrance, a bright entrance porch with built-in storage leads into a central hallway, providing access to a ground floor W/C and the spacious open-plan living/dining room. Stretching the full length of the property, this light-filled room features a front-facing window and a central electric fire with mantelpiece, creating a welcoming focal point. The adjoining kitchen is fitted with sage green wall and

base units, coordinating worktops, and integrated appliances. Exposed wooden beams add a touch of rustic charm, and a door leads through to the sunroom at the rear. This space enjoys views over the private courtyard-style garden and includes direct access outside—ideal for everyday use or relaxing outdoors. Upstairs the front facing main bedroom includes built-in wardrobes, a dressing table, and eaves storage while the second bedroom has a built-in single wardrobe and drawers. The bathroom is equipped with a walk-in electric shower, wash basin with storage, W/C, and easy-care panelled walls. Externally, the front of the property benefits from a communal courtyard with

seating areas, mature shrubs, and flower beds. To the rear, a private courtyard garden offers space for outdoor dining and includes side access via a gate. The property also comes with designated parking and a garage, providing added convenience. Natland is a modest South Lakeland village just 2 miles south of Kendal—home of the famous 'Kendal Mint Cake'. There are several supermarkets here, a variety of independent shops, 2 secondary schools and Kendal College. Natland offers good transport links with a regular bus service between Kendal and Silverdale and is a short drive away from Oxenholme train station and Junction 36 of the M6 motorway is only a 10 minute drive away.



GROUND FLOOR

Entrance porch - A bright and welcoming entrance into the property, filled with natural light and offering excellent functionality. It features a spacious built-in storage cupboard, complete with a hanging rail for coats and ample space for storing shoes and boots.

Hallway - A central, practical space that provides access to the ground floor W/C and the spacious living/dining room. The hallway also features a staircase leading up to the first floor and benefits from a useful under-stairs storage cupboard—perfect for keeping everyday items out of sight.

W.C. - A convenient ground floor cloakroom fitted with a wash basin and W/C. The space is thoughtfully panelled for easy cleaning and low-maintenance upkeep.

Living/ dining room - Spanning the full length of the property, this bright and airy open-plan space is perfect for both relaxing and entertaining. The window at the front offers pleasant views of the garden and direct access to the kitchen and conservatory enhances the flow of the home. This space is ideal for family meals and gatherings. A central electric fire with an elegant mantelpiece adds a warm, inviting focal point to the room.

Kitchen - Positioned off the living/dining room and overlooking the rear garden, this well-appointed kitchen offers both practicality and cottage-style charm. It features a range of sage green shaker style wall and base units, complemented by coordinating worktops and neutral splashback tiles. At the heart of the room sits a cream sink. Appliances include a Smeg oven, electric hob with extractor fan above, under-counter fridge, Bosch dishwasher, and washing machine. Exposed ceiling beams enhance the character of the space, giving it a warm, rustic feel.



Sun room - Situated at the rear of the property and accessed from the living/dining room, this delightful sunroom offers a space to relax while enjoying views of the courtyard-style garden. Flooded with natural light, it serves as a perfect spot for morning coffee or quiet reading, with a convenient door providing direct access to the garden for seamless indoor-outdoor living.

FIRST FLOOR

Landing - The landing provides access to both bedrooms and the bathroom. A large airing cupboard houses the hot water cylinder, offering valuable storage space. A Velux window allows natural light to brighten the area, creating a pleasant and airy feel.

Bedroom 1 - Located at the front of the property, this comfortable double bedroom features built-in wardrobes and a matching dressing table, providing ample storage and functionality. Additional eaves storage maximises space, while a charming window adds character and creates a cosy, inviting atmosphere.

Bedroom 2 - Situated at the rear of the property, this cosy bedroom features a built-in single wardrobe and drawers, offering practical storage solutions. The sloped ceiling adds charm and character, while a Velux window allows natural light to fill the room.

Bathroom - This well-presented bathroom includes a walk-in electric shower with easy-maintenance panelled walls and a tile-effect flooring for a clean, modern look. A wash basin with built-in storage sits alongside a W/C and a Velux window brings in natural light, enhancing the fresh and airy feel of the space.

Externally

To the front of the property, there is a charming communal courtyard seating area, complete with benches, flower beds, mature trees, and established shrubs and bushes—offering a peaceful, shared outdoor space. The property also benefits from designated parking and a private garage for added convenience. At the rear, a private courtyard-style garden provides an ideal space for outdoor dining or relaxation, with plenty of room for a table and chairs. A surrounding planted border adds colour and interest, while a side gate to the right of the property allows for easy external access.

Garage - This conveniently located garage lies directly across from the property and benefits from electric and features a modern electric up-and-over door for easy access and secure storage.

Useful Information

Tenure - Leasehold.

Ground rent - £50.00 per annum.

Service charge - £600 per annum (payable quarterly).

Start of lease - 01/02/1987.

Length of lease - 999 years

Council tax band - D (Westmorland & Furness Council).

Year property built - 1987.

Heating - Electric heating & Economy 7 night -time immersion cylinder.

Drainage - Mains.

Water - Metered.

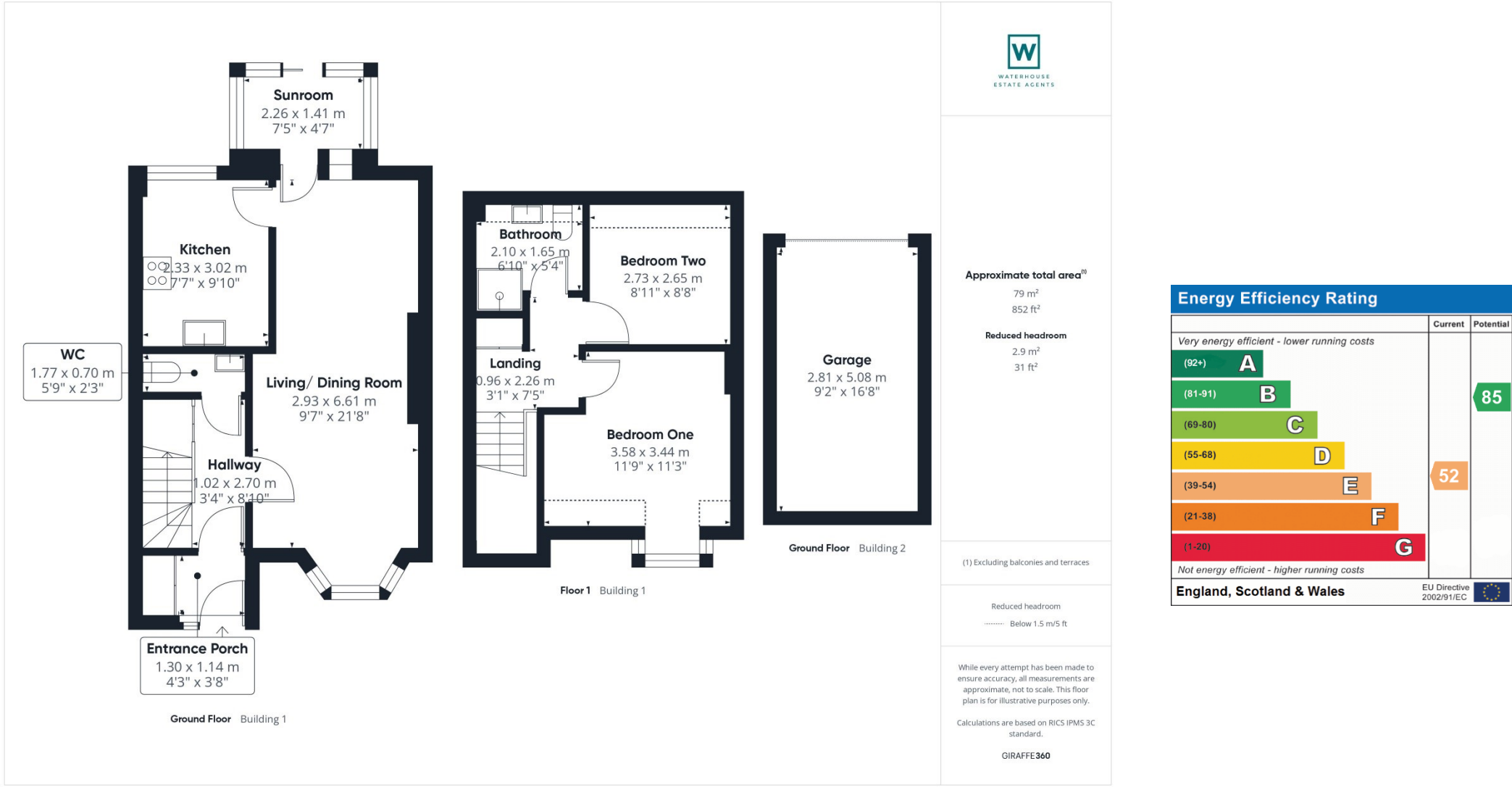
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