



Natland

£760,000

The Vicarage, Natland, Kendal, LA9 7QQ

An unmissable opportunity has arisen to purchase The Vicarage, an imposing detached and distinctive period home set in the heart of popular Natland Village on the outskirts of Kendal. Offering sizeable accommodation over 2 floors and cellar area, this detached stone built residence sits within a mature plot, enjoying far reaching views and offers privacy and superb scope to upgrade and personalise. With 3 reception rooms, 6 double bedrooms, garage and mature gardens, this property would lend itself to a growing family and those who love to entertain and house extended family/guests.

Offering a wealth of charm and character this beautiful home is well screened in the centre of the village, located off the green with the convenience of open countryside on the doorstep, excellent links to Junction 36 of the M6 motorway, a short drive from the mainline train station at Oxenholme and Kendal and local supermarkets only a short distance.

Quick Overview

- 6 double bedrooms
- 3 reception rooms
- Cellar space and garage
- Mature grounds
- Superb far reaching views
- Gas central heating
- Character features throughout
- Excellent scope to upgrade/personalise
- Located in sought after Natland village
- No upward chain!



6



2



3



D



Garage and parking

Property Reference: K6772



Entrance Hall



Entrance Hall



Lounge



Sitting Room/Study

Location From Kendal head South along the A65 into Burton Road, taking the 2nd exit at the roundabout onto Natland Road. Proceed towards Natland for approximately 1 mile and upon reaching Natland Village bear right after Park Close onto the green. Keep left and The Vicarage can be found on the corner of the green set back on the left.

Property View Discover the grandeur and elegance of this stunning period property, the former Vicarage is nestled in the heart of Natland just located off the picturesque village green. With its multitude of character features, spacious layout and generous plot, this impressive home offers a truly unique living experience. Improvements have been made over the years to include gas central heating and UPVC double glazing, however this historic home offers excellent scope for the new owners to improve and finish to their own taste.

Step inside and be greeted by the grandeur of the entrance hall, featuring a magnificent sweeping staircase that immediately sets the tone for the rest of the property. The leaded entrance door and tiled entrance vestibule add to the charm and character of this exceptional home. There is also convenient WC, walk in pantry and access to the useful cellar.

The accommodation boasts three sizeable reception rooms are full of character and providing ample space for entertaining and relaxation. Two reception rooms are adorned with superb traditional fireplaces, adding a touch of warmth and sophistication to the living spaces. There is an abundance of natural light from the large double glazed windows and aspects over the mature gardens.

Within the kitchen there is a range of shaker style wall and base units with contour worksurface incorporating a single drainer, 1½ bowl sink unit and mixer tap. The cooker has a 4 ring gas hob and extraction over. Further inset units are fitted within the original fireplace opening and there is a pleasant aspect over the garden. Adjacent, is a utility room with wood effect worksurface incorporating Butlers sink and tiled floor. The rear porch provides access to the rear garden and steps to the cellar spaces where there are 3 rooms perfect for storage, workshop or conversion into further accommodation.

To the upper floor offers from there is an enviable landing space with an abundance of natural light from the split level landing window taking in the vista of the Lakeland fells.

Located at first floor there are 6 bedrooms all of which have some wonderful far reaching views over open countryside towards Kentmere or aspects over the grounds of the property. There is so much scope for multi functional use, there being enough space to create a study, playroom, guest annexe etc. There is also a bathroom, shower room and separate WC ensuring enough flexibility for a family and guest use. Again, there is an abundance of wonderful character features in the gothic newel posts, fireplaces and ornate brass door furniture on offer.

Outside, the property is almost centrally placed within a good size plot and is surrounded by mature gardens on three sides, with a mix of mature trees, shrubs and large level lawned areas, offering a tranquil and private retreat. It enjoys wonderful open countryside views as it boasts backing onto open countryside to the rear. The



Dining Room



Kitchen



Staircase



Bedroom 1



Shower Room



Bedroom 2

turning circle provides convenient access and ample parking for residents and guests alike. The adjoining garage has a light and is useful for housing vehicles or functional as storage or a workshop. There are several outbuildings, water tap and power point.

This exceptional home exudes elegance, making it the perfect choice for those seeking a truly special property. Don't miss the opportunity to own a piece of history and enjoy the timeless beauty of this magnificent home. Contact us today to arrange a viewing and experience the charm and character of this stunning period property for yourself.

Accommodation with approximate dimensions

Ground Floor

Entrance Vestibule

Entrance Hall

Cloakroom

Lounge

17' 10" x 13' 11" (5.44m x 4.25m)

Sitting Room/Study

13' 11" x 11' 10" (4.26m x 3.62m)

Dining Room

21' 3" x 13' 11" (6.5m x 4.26m + into bay)

Kitchen

14' 2" x 11' 9" (4.34 m x 3.6m)

Pantry

9' 3" x 6' 11" (2.82m x 2.12m)

Utility Room

12' 0" x 10' 0" (3.67m x 3.06m)

Rear Porch

Cellar

17' 8" x 17' 0" (5.40m x 5.20m)

Additional Rooms:

8' 6" x 6' 10" (2.60m x 2.10m)

9' 10" x 5' 10" (3m x 1.8m)

First Floor Landing

Bedroom 1

17' 8" x 13' 11" (5.41m x 4.26m)

Bedroom 2

13' 4" x 12' 8" (4.07m x 3.87m)

Bedroom 3

13' 2" x 13' 1" (4.03m x 4.01m)

Bedroom 4

13' 5" x 8' 7" (4.09m x 2.62m)

Bedroom 5

11' 5" x 7' 10" (3.48m x 2.40m)

Bedroom 6/Study

12' 0" x 10' 0" (3.67m x 3.06m)

Bathroom

9' 9" x 6' 7" (2.98m x 2.02m)

Shower Room

6' 9" x 4' 1" (2.06m x 1.25m)

Cloakroom

5' 10" x 2' 8" (1.78m x 0.83m)



Bedroom 3



Bedroom 5



Elevated external



Gardens and grounds



Elevated external

Outside The property sits within a enviable, mature plot well screened by a mixture of trees and shrubs. There is a large turning area to the front of the property, parking area for vehicles which includes hardstanding for motorhome/caravan and spacious lawned areas and 3 outbuildings, electric point and water tap.

Double Garage
21' 7" x 14' 5" (6.60m x 4.40m)

Tenure Freehold

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

Council Tax Band D

Viewings 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.

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Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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



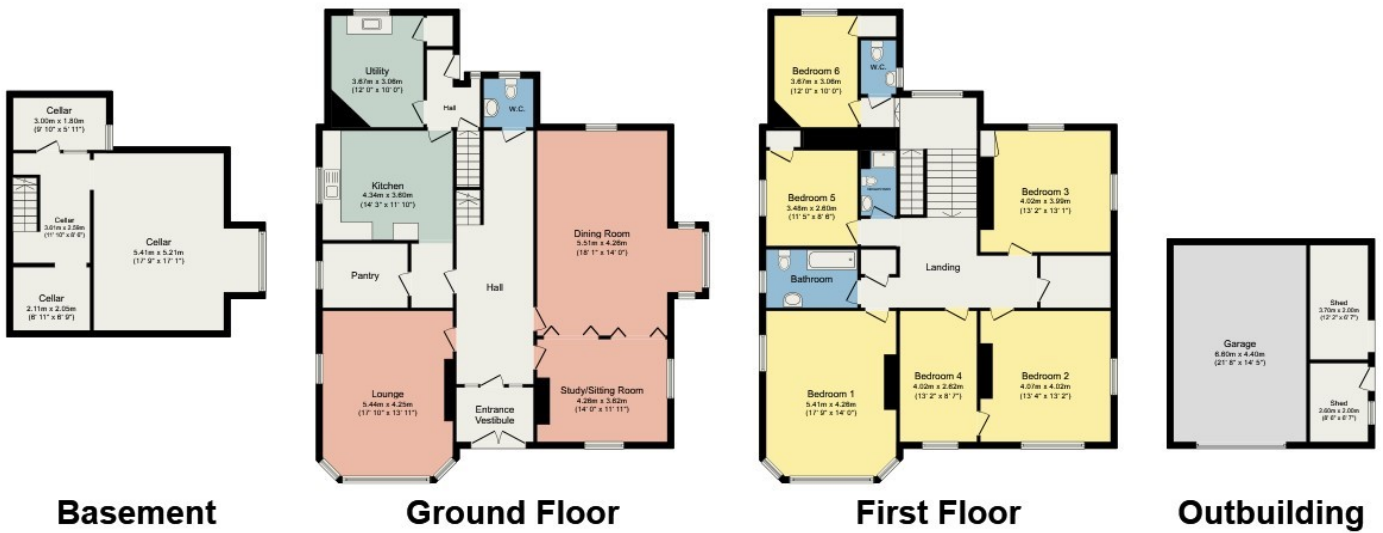
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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Natland, Kendal



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