



Mealbank

£250,000

21 Mealbank, Mealbank, Kendal, LA8 9DW

A charming Edwardian terraced cottage featuring two spacious double bedrooms, a beautifully landscaped front garden, and a driveway. The property is located in a quiet rural hamlet, offering a peaceful setting, yet only a 15-minute drive from Kendal town centre. The ground floor comprises an entrance hall, a dining kitchen, a cosy living room, and a rear porch. Upstairs, you'll find two generously sized double bedrooms and a house bathroom.

This delightful cottage will appeal to a wide variety of purchasers, including investors, professional couples, small families and more. The additional outhouse at the rear offers potential for storage or utility. With no upward chain, 21 Mealbank is ready for its next owners to move in and make it their own. An early viewing is highly recommended to fully appreciate the charm character and potential of this property.

Quick Overview

Characterful period cottage

Bright living room

Dining kitchen with rear porch

Two double bedrooms

Three piece suite bathroom

Landscaped front garden

Driveway for off-road parking

No upward chain

Will appeal to a wide range of purchasers

B4RN Broadband



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B4RN
Broadband



Driveway for off-
road parking

Property Reference: K6922



Front Door



Living Room



Dining Kitchen



Dining Kitchen

Property Overview: A charming and characterful cottage situated in the sought-after and secluded hamlet of Mealbank, just a couple of miles from Kendal and on the doorstep of the Lake District.

Upon entering the cottage, you are welcomed into the entrance hall, where stairs ascend to the first floor. To the left, you'll find the spacious living room, featuring a front-facing window seat that fills the space with natural light. The room is enhanced by a tiled hearth, providing an ideal spot for installing a wood burner.

On the right side of the entrance hall is the dining kitchen, fitted with a range of wall, base, and drawer units, complemented by worktops and an inset stainless steel sink with a half bowl and drainer. The kitchen includes appliances such as a Bosch dishwasher, a built-in oven, a 4-ring hot plate hob with an extractor fan, and ample space for a dining table and chairs. Additionally, there is an understairs cupboard with shelving and a window seat that overlooks the landscaped front garden.

At the rear of the property, the porch provides extra countertop space, perfect for accommodating a tumble dryer and a door leads to the outhouse which offers convenient storage or could be used as a utility space.

Upstairs, the landing features a rear window and access to the loft space. Both bedrooms are spacious doubles with front-facing aspects. The second bedroom includes an overstairs cupboard and houses a wall-mounted boiler.

Completing the interior is the bathroom, which comprises a three-piece suite with a panel bath and electric shower overhead, a pedestal wash hand basin, and a W.C.

Outside, the property boasts a beautiful front garden featuring a lawn, planted borders with mature trees and shrubs, and a paved patio - an ideal spot for enjoying a coffee while taking in the countryside views. Additionally, there is a large timber shed, perfect for storing larger garden or outdoor activity equipment. The garden also includes a driveway at the front, accommodating one vehicle.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Living Room

13' 6" x 7' 8" (4.14m x 2.36m)

Dining Kitchen

13' 6" x 9' 10" (4.14m x 3.02m)

Rear Porch

First Floor:

Landing

Bedroom One

13' 8" x 10' 4" (4.17m x 3.15m)

Bedroom Two 14' 6" x 7' 9" (4.42m x 2.37m)

House Bathroom

Parking: A driveway provides off-road parking.

Outhouse

Services: Mains electricity, mains water and mains drainage.
LPG central heating.

Mealbank also has the added advantage of B4RN Hyperfast Broadband offering 1GB download and upload speed 'the fastest available in the UK'

Council Tax: Westmorland & Furness Council - Band

Tenure: Freehold.

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.

What3Words Location & Directions: [///reflectordepthneater](https://www.what3words.com/reflectordepthneater)

The property can be found by leaving Kendal on the Appleby Road. Proceed past Queen Katherine School and take the second turning on your left sign posted Mealbank and Patton. Follow the lane along taking the turning left over hump back bridge. Proceed down Scarfoot Cottages lane until you reach the sign posted "Meal Bank Mill Trading Estate", turn right down this lane, take another slight right and straight ahead you will see 21 Mealbank identifiable by our for sale board.

Agents Note: Please note the neighbouring properties have a right of way across the rear yard.



Bedroom One



Bedroom Two



Front Garden & Aspect

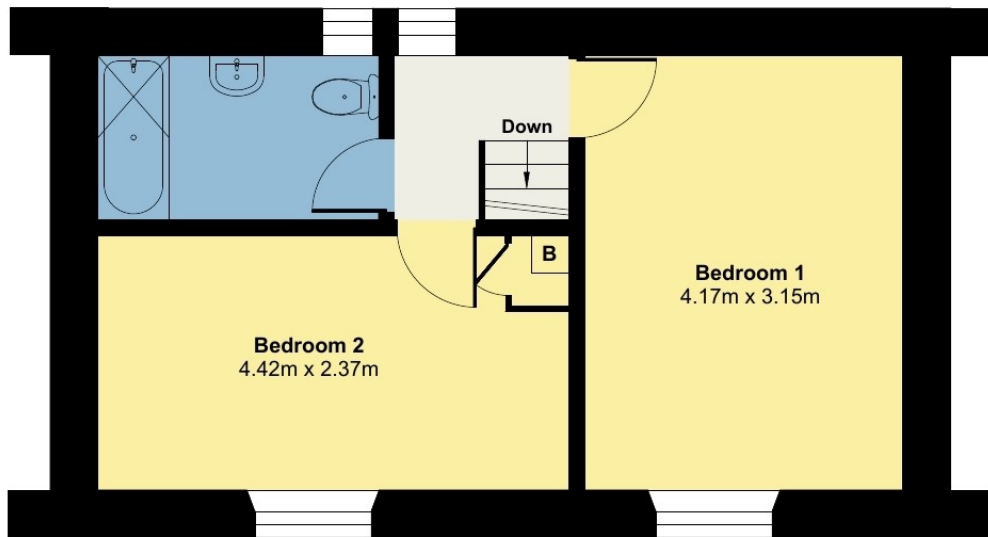


Front Garden

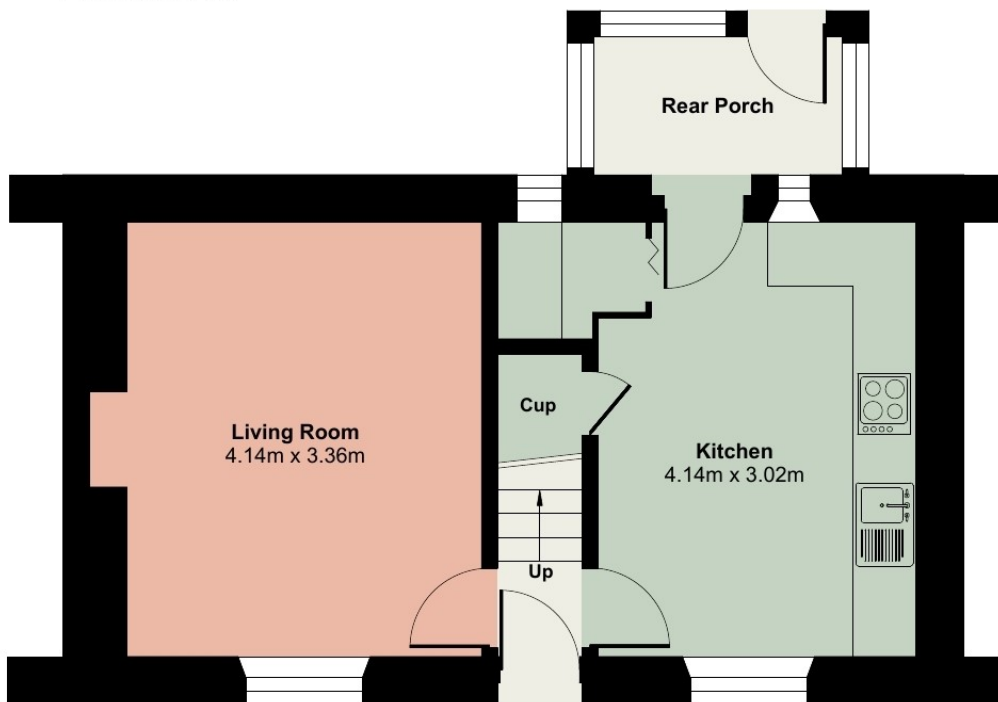
Mealbank, Kendal, LA8

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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