

# Helsington

15 Helsington Laithes, Helsington, Kendal, LA9 5RN

15 Helsington Laithes is a beautifully converted barn situated on the southern fringe of Kendal, offering a perfect blend of character and modern living. Part of a well-managed development, the property overlooks open fields and provides a peaceful rural setting while still being conveniently close to the town. With rear gardens, communal landscaped areas with a stunning courtyard featuring a fountain and discreet lighting, the development creates a welcoming and picturesque environment. Adding to its appeal is the rare advantage of a one-acre paddock, making it ideal for those seeking additional outdoor space.

£675,000

### **Quick Overview**

Attractive barn conversion

Large living room

Splendid dining kitchen with adjoining utility

room

Four double bedrooms

House bathroom, ensuite shower room and downstairs shower room

Double garage and ample off road parking

One acre paddock

Early viewing recommended!

Ultrafast broadband speed

No upward chain















Property Reference: K7017



Entrance Hall



**Fireplace** 



Living Room



Sitting/Dining Room

Stepping inside, the spacious entrance hall provides a warm welcome with its tiled flooring and staircase leading to the first floor. From here, there is access to the dining kitchen, the living room, and a useful ground-floor shower room, which includes a shower cubicle, WC and washbasin, finished with part-tiled walls, a towel rail and a window.

The living room is a comfortable and inviting space, featuring an open fireplace with a wood-burning stove, a wooden mantel, a tiled inset and a slate hearth. A window overlooks the rear garden, while a patio door opens directly onto the outdoor space. From the living room, a door leads into a spacious fourth bedroom, which enjoys a lovely rear aspect and could also serve as a study or additional reception room.

The dining kitchen is thoughtfully designed, offering a bright and spacious area for both cooking and entertaining. The dining space has a patio door leading to the side garden, while the kitchen itself is fitted with an attractive range of wall, base, and display units. Complementary work surfaces incorporate an inset sink and drainer, with coordinated part-tiled walls and flooring. There is space for a Range Master cooker, an integrated under-counter fridge and a window overlooking the communal courtyard. A door leads through to the utility room, which provides additional storage, work surfaces, plumbing for a washing machine and space for a dryer. The utility room also offers direct access to the integral double garage.

Upstairs, there are three well-proportioned double bedrooms, including a large primary suite with its own en-suite shower room. The en-suite features a shower cubicle, washbasin, and WC, finished with part-tiled walls, a tiled floor and a radiator. The remaining two bedrooms are both generous doubles, with one enjoying a rear aspect and the other benefiting from a side-facing window. Completing the upper floor is the house bathroom, which has part tiled walls and floor and two window. A three piece suite comprises; bath, WC, and washbasin.

Outside, the property enjoys a substantial rear garden that wraps around to the side. This space includes a patio area, a well-maintained lawn and a pergola adorned with mature climbing shrubs. A water tap and log store add practicality to the garden, making it a perfect space for outdoor living. Beyond the garden, the one-acre paddock offers fantastic opportunities for those with equestrian interests or a desire for additional recreational space.

Situated in a desirable location just a short drive from Kendal's bustling market town, the property benefits from excellent transport links, including easy access to the M6 motorway and the Lake District National Park. 15 Helsington Laithes presents a rare opportunity to enjoy a peaceful countryside lifestyle without compromising on convenience,





Kitchen



Bedroom Four



Bedroom Two



Bedroom Three



Bathroom

making it a truly special home in a sought-after setting.

Accommodation with approximate dimensions: Ground Floor Entrance Hall

**Downstairs Shower Room** 

Living Room

20' 9" x 16' 2" (6.33m x 4.93m)

Bedroom Four

11' 10" x 11' 6" (3.63m x 3.51m)

Dining Room

20' 11" x 12' 0" (6.40m x 3.67m)

Kitchen

12' 8" x 10' 3" (3.88m x 3.13m)

Utility Room

10' 6" x 4' 9" (3.22m x 1.46m)

First Floor

Landing

Bedroom One

14' 1" x 12' 5" (4.30m x 3.81m)

**Ensuite Shower Room** 

Bedroom Two

12' 2" x 10' 8" (3.73m x 3.27m)

Bedroom Three

15' 7" x 10' 6" (4.77m x 3.22m)

Bathroom

Integral double garage

19' 9" x 17' 11" (6.04m x 5.48m)

Parking: Ample off road parking

Property Information:

Tenure: Freehold

There are certain areas of the development which are communal this being the central courtyard and areas of lawn and planting, these belong to the management company that has been formed and a charge of £472.00 for the year 2025 is payable for expenses such as gardening, outside lighting and insurance of common parts. This is split into two equal payments of £236.00, due on January 1st and July 1st.

Council Tax: Westmorland and Furness Council Tax - Band F

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

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





Rear Garden



Os Map



Paddock



Views

#### What3Words & Directions: ///local.veal.period

Leaving the A591 at Kendal South onto the Milnthorpe Road you will within a few yards of leaving the bypass see the entrance drive to Helsington Laithes development on your left. Turn into the drive and cross the stone bridge, then continue straight, bearing right into the garage courtyard. On foot, access is through the opening on the left, with number 15 nestled in the right-hand corner.

Viewing: 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).

## 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



**Shannon Hipwell-Dixon** Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Claudia Cutolo 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.





Need help with conveyancing? Call us on: 01539 792032



Can we save you money on your mortgage? Call us on: 01539 792033

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

## Helsington Laithes, Kendal, LA9

Approximate Area = 1700 sq ft / 157.9 sq m Garage = 320 sq ft / 29.7 sq m Total = 2020 sq ft / 187.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1242585

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 <a href="https://checker.ofcom.org.uk/en-gb/broadband-coverage">https://checker.ofcom.org.uk/en-gb/broadband-coverage</a> on 17/02/2025.