



Natland

£475,000

39 Long Meadow Lane, Natland, Kendal, LA9 7QZ

39 Long Meadow Lane is a detached home set on a generous elevated plot with a dual outlook, offering stunning sun rise over The Helm and sunsets over Scout Scar. Located in the picturesque village of Natland near Kendal, Cumbria, the property enjoys a peaceful rural setting surrounded by beautiful countryside. Natland is a charming village known for its welcoming community, attractive homes and local amenities. It offers a tranquil lifestyle, ideal for those seeking a slower pace of life while still being well connected. The village's location provides easy access to both the Lake District and Yorkshire Dales National Parks, making it perfect for outdoor enthusiasts who enjoy hiking, cycling and nature.

The nearby market town of Kendal offers a wider range of shopping, dining and cultural attractions, adding to the appeal of this well-positioned home.

Quick Overview

- Four bed detached house
- Elevated position on a large plot
- Flexible living space
- Bathroom & cloakroom
- Garage, multifunction room/workshop and undercroft
- Well maintained gardens
- Off road parking
- Gas central heating & double glazing
- Early viewing recommended!
- Superfast Broadband speed*

Property Reference: K7067



4



1



2



D



Superfast



Off Road
Parking



Entrance Hall



Dining Room



Bedroom One



Bedroom Two

Approaching the property, you are welcomed by a well-maintained garden with a pathway and steps leading up to the balcony and front door. Upon entering, the through hall provides access to the main living accommodation and a part boarded loft space and stairs leading to the lower ground floor.

The living room is a spacious, dual-aspect room with views of the countryside, including Scout Scar and The Helm. It features an attractive polished marble fireplace with a coal-effect gas fire.

The kitchen is fitted with a range of wall and base units, complemented by work surfaces with an inset sink and drainer, along with coordinating part-tiled walls. Integrated appliances include a fridge, Bosch oven and grill and a four-ring electric hob with a concealed extractor over. The kitchen also benefits from two useful storage cupboards, a rear-aspect window and a door leading to the outside.

The well lit dining room enjoys a front aspect.

Bedroom one is a double room with a rear aspect, fitted with a range of furniture, including wardrobes, overhead cupboards, and drawers. Bedroom two is another generously sized double room with a front aspect and a fitted wardrobe.

The bathroom features a four-piece suite comprising a bath, a generous shower cubicle, and a fitted unit with a wash hand basin and WC. The space is finished with tiled walls, a tiled floor with electric underfloor heating, a heated towel rail and a window.

Descending to the lower ground floor, the landing provides access to bedroom three which has useful fitted wardrobe and bedroom four/study has front aspect.

The well sized cloakroom is fitted with a wash hand basin and WC, complemented by tiled walls, a tiled floor and an extractor fan.

The property also benefits from a heated multifunction room/workshop with a door leading to the rear and another door leading into the garage, housing the wall-mounted boiler. The spacious garage includes plumbing for a washing machine, space for a dryer and fridge/freezer, a motorised up-and-over door, power and lighting. Additionally, there is an undercroft accessible from the rear garden, providing excellent storage space.

The well-maintained garden extends to three sides of the property, offering numerous seating areas to admire the views. Designed for year-round interest, it features curved lawn areas, gravelled pathways, rockery-style beds and mature flower borders, creating a charming outdoor space.



Living Room



Kitchen



Bathroom



Bedroom Three



Bedroom Four/Study



Multifunction room/workshop

Accommodation with approximate dimensions:

First Floor

Entrance Hall

Living Room

17' 8" x 17' 2" (5.39m x 5.24m)

Kitchen

11' 11" x 11' 1" (3.64m x 3.40m)

Dining Room

11' 11" x 9' 11" (3.64m x 3.04m)

Bedroom One

11' 11" x 11' 11" (3.64m x 3.64m)

Bedroom Two

12' 0" x 11' 10" (3.68m x 3.63m)

Bathroom

Lower Ground Floor

Landing

Bedroom Three

11' 9" x 9' 9" (3.59m x 2.99m)

Bedroom Four/Study

12' 2" x 9' 7" (3.71m x 2.94m)

Cloakroom

Multifunction room/workshop with access to the garage

17' 1" x 11' 11" (5.23m x 3.65m)

Garage

18' 2" x 12' 0" (5.56m x 3.66m)

Parking: Off road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band E

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.

What3Words & Directions: [///hero.faced.castle](https://www.what3words.com/?q=hero.faced.castle)

Leave Kendal on the Burton Road and proceed past Asda and The Westmorland General Hospital. Take the first turning right at the top of the hill, signposted Natland, onto Oxenholme Lane and follow the lane down take the first turning left into Long Meadow Lane and number 39 can be found the left hand side just after the turning for Abbey Drive.

Viewings: Strictly by appointment with Hackney & Leigh.

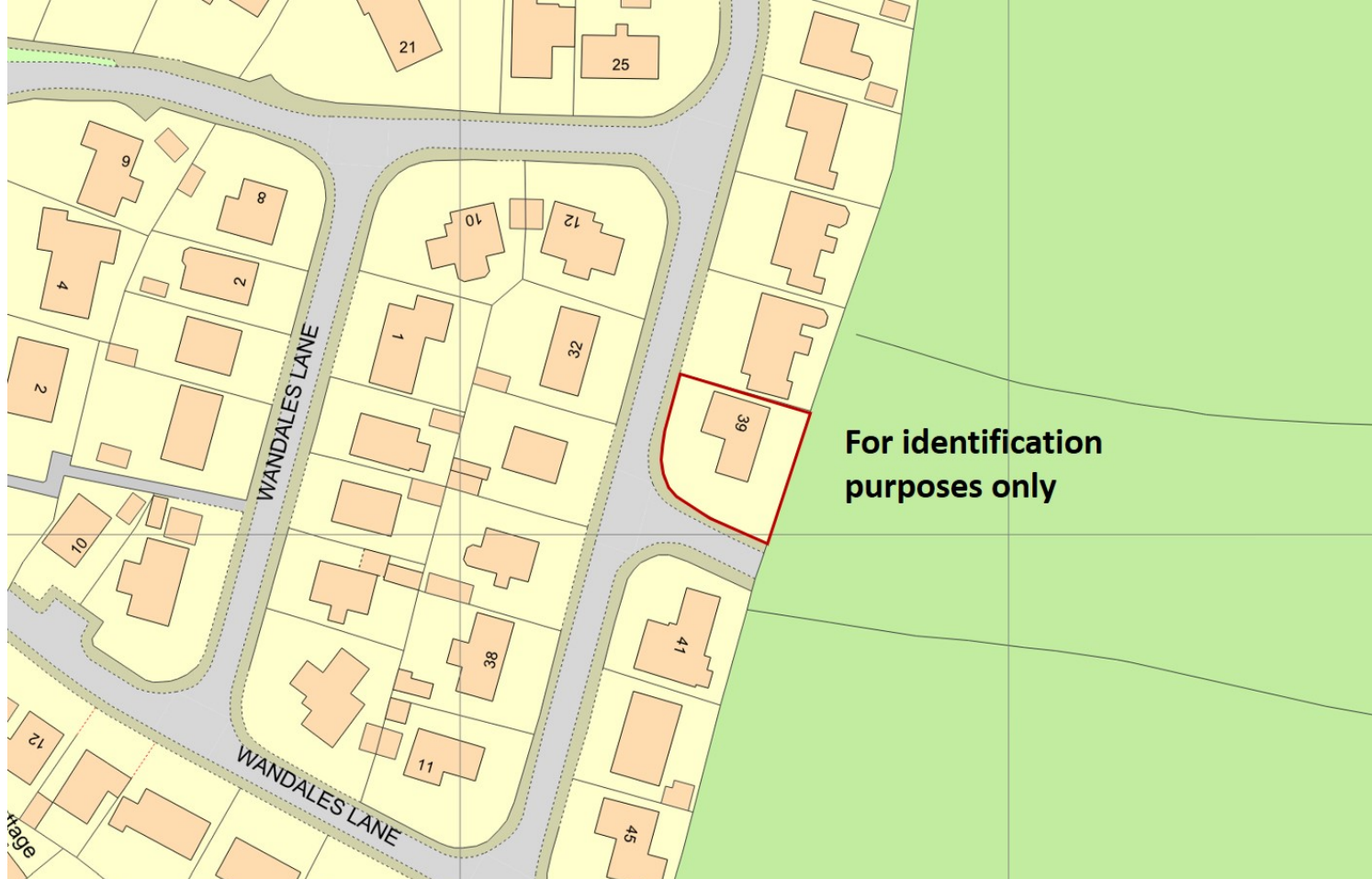
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Rear Garden



Rear Elevation



Os Map 01217345



Garage



Views from the rear

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).

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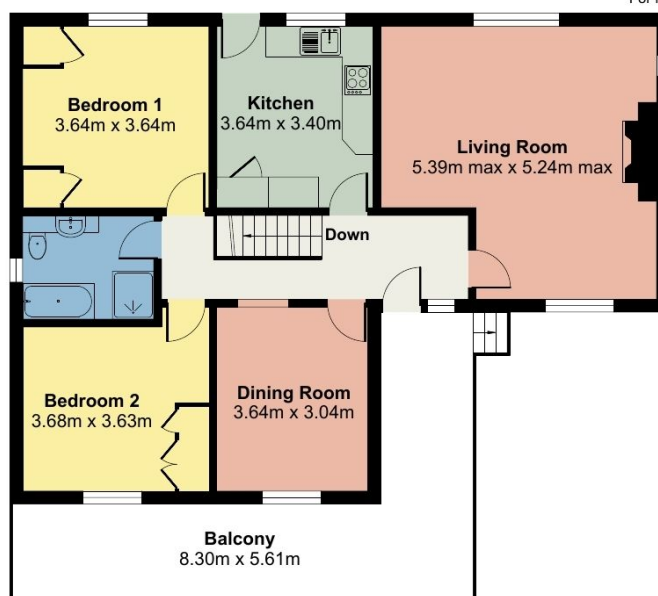
Long Meadow Lane, Kendal, LA9

Approximate Area = 1582 sq ft / 147 sq m

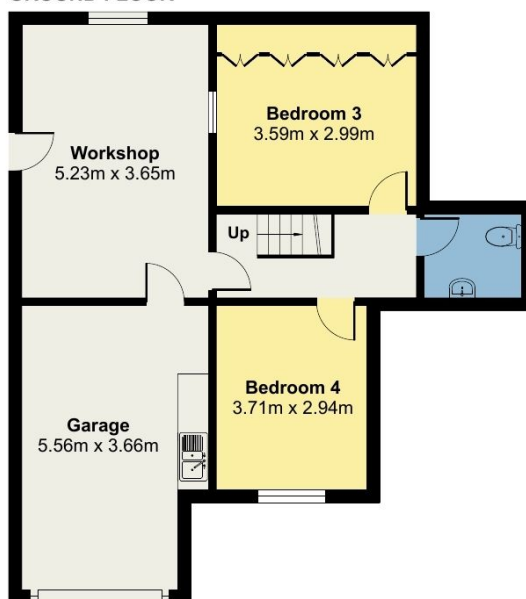
Garage = 206 sq ft / 19.1 sq m

Total = 1788 sq ft / 166.1 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



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: 1276632

A thought from the owners... “A comfortable home with lovely views, offering many opportunities”.

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