

## Kendal

**£650,000**

Orchard Cottage , Helsington, Kendal, Cumbria , LA8 8AB

Orchard Cottage is set on an expansive plot, surrounded by large, well-maintained mature gardens. The outdoor space offers excellent storage options, including an outbuilding, workshop and garage. The property adjoins open fields, creating a peaceful rural setting, yet it is conveniently situated just off the A591 to the south of the market town of Kendal. It is also close to local travel links, including the M6 motorway and Oxenholme main railway station.

The property features a versatile living space and while the home requires updating and modernisation, it presents the perfect opportunity to add your own personal touch.

### Quick Overview

- Detached property
- Expansive plot with mature garden
- Ample outdoor storage
- Countryside setting
- Two reception rooms
- Four bedrooms
- Bathroom & shower room
- No upward chain!
- Viewing is highly recommended!
- Ultrafast Broadband available\*



4



2



1



F



Ultrafast



Ample off  
road parking

Property Reference: K7056



Entrance Hall



Dining Room/Bedroom Four



Bedroom Two



Bedroom Three

Upon entering through the front door, you step into the entrance hall, where a spiral staircase leads to the first floor. From the entrance hall, there is access to the bedrooms, living room, kitchen and bathroom.

The living room is a spacious, light-filled room with two windows, a full-height window, and patio doors that open onto a balcony and raised sun terrace. This space enjoys views across the rear garden and open countryside. A focal point of the room is the open fireplace, complete with a wood-burning stove, a wooden mantel, a tiled inset and a slate hearth.

The kitchen is fitted with a range of wall and base units complemented by work surfaces and co-ordinating tiled walls. It includes a sink and a half with a drainer, a built-in grill and oven and a four-ring halogen hob with an extractor hood above. The kitchen also features, tiled flooring, a radiator, and two UPVC double-glazed windows with views over the garden. A door leads out to the front garden and flows into the utility room, which has plumbing for a washing machine, space for a dryer and houses the Worcester boiler.

The property offers flexible bedroom accommodation. Bedroom one is a double room with views over the rear garden and benefits from two built-in wardrobes. Bedroom two, accessed through the dining room/bedroom four and past the shower room, it is another double room with garden views and a door leads out to a patio with shrubbery. The dining room, which can serve as a fourth bedroom, has an aspect to the front of the property. The shower room includes a shower cubicle and WC, finished with tiled walls and flooring, as well as an extractor fan and heater. This setup offers great potential for multi-generational living. Bedroom three is another double room featuring a rear aspect and a useful storage cupboard.

The bathroom comprises a three-piece suite including: a panel bath with a Mira shower over, a vanity unit with a wash hand basin and a WC. It is finished with tiled floors and walls, a heated towel rail and an airing cupboard.

On the first floor, the landing area offers a study or office space, along with under-eaves storage, a radiator and wood-panelled walls. From here, there is access to an attic room and an additional office/bedroom, both of which have Velux roof lights and under-eaves storage.

The outdoor space is a significant highlight of the property, offering extensive gardens and ample storage. The entrance to the bungalow is via a private gated courtyard with decorative stone pebbles and planted flowerbeds, bordered by red brick wall. Beyond the red brick wall lies a private orchard garden with fruit trees. The rear garden features an extensive lawn with mature trees and shrubs, as well as a shed, a stone outbuilding, a wood shed and a timber shed. Additional storage includes an undercroft/workshop and a lawnmower store, both



Living Room



Dining Kitchen



Bedroom One



Shower Room



Bathroom



Attic Room

equipped with power and light. To the side of the plot, there is a walled compound, an ideal space for housing machinery or trailers.

This property must be viewed to fully appreciate the size of the plot and the potential it offers.

Accommodation with approximate dimensions:  
Ground Floor

Entrance Hall  
Living Room  
Kitchen  
Utility Room  
Dining Room/Bedroom four  
Bedroom One  
Bedroom Two  
Bedroom Three  
Bathroom  
Shower room  
Second Floor  
Attic Room  
Office Room

**Parking:** Private tarmacked driveway providing ample off road parking.

**Property information:**  
**Tenure:** Freehold

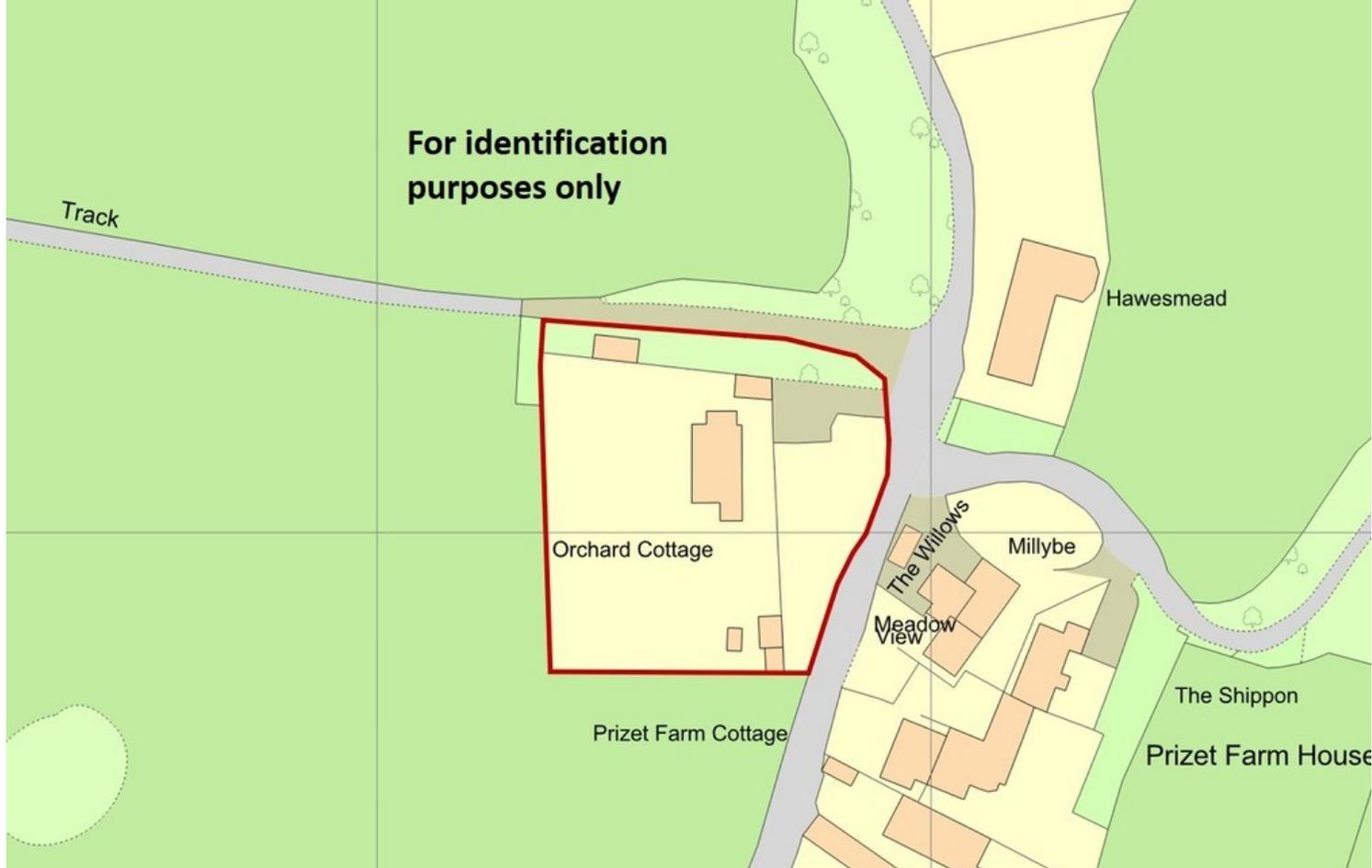
**Council Tax:** Westmorland and Furness Council - Band F

**Services:** Private septic tank drainage, Oil central heating, mains water and mains electricity.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

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

For identification purposes only



OS Map 01217365



Garden



Drone View



Orchard



Garden

**What 3 Words & Directions:** [///added.trap.snacks](#)

Orchard Cottage is situated to the south of The Market Town of Kendal and can be found by leaving Kendal on the Kendal By-pass (A591) after passing Prizet Filling Station take the turning left (to Natland). Continue along for approximately 1/4 of a mile and take the first left and follow the lane for approximately 300 yards, and Orchard Cottage will be on your left..

**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

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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**



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# Orchard Cottage, Helsington, Kendal, LA8

Approximate Area = 1861 sq ft / 172.8 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Garage = 215 sq ft / 19.9 sq m

Outbuildings = 1081 sq ft / 100.4 sq m

Total = 3234 sq ft / 300.2 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). © nlshecom 2025. Produced for Hackney & Leigh. REF: 1263944

A thought from the owners... "A lovely, secluded home with beautiful mature gardens, spacious interior, and a rural location that is conveniently close to Kendal".

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 <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/05/2025.

Request a Viewing Online or Call 01539 729711