



## Natland

£495,000

12 Rowan Gardens, Natland, Kendal, LA9 7FJ

Set in the sought-after village of Natland just moments from Kendal, this immaculately presented four-bedroom stone-faced detached home offers the perfect blend of high-end finishes, modern comfort and thoughtful design, ideal for families seeking village charm with modern day convenience.

From the moment you step into the welcoming entrance hall the quality of finish is clear. Oak banisters frame the staircase and there's ample storage throughout including a generous under-stairs cupboard, a large coat and shoe cupboard with a stylish downstairs cloakroom fitted with a floating wash hand basin and WC.

### Quick Overview

- Detached family home
- Beautifully landscaped gardens
- Bespoke bay window in living room
- Four Bedrooms
- Bathroom & En Suite shower room
- Driveway parking with garage
- Sought after village location
- Early viewing recommended
- Ultrafast broadband available
- No upward chain!



4



2



2



C



Ultrafast



Off Road  
Parking

Property Reference: K7164



Entrance Hall



Dining Area



Utility



Cloakroom

The bright and elegant living room features a beautiful marble hearth with gas fireplace and a bespoke bay window overlooking the landscaped rear garden, flooding the space with natural light.

At the heart of the home lies a spacious triple-aspect kitchen, dining & family room designed for both everyday family life and entertaining. The kitchen is fitted with a Neff four-ring electric hob and extractor fan with integrated oven, microwave, fridge freezer and dishwasher; also featuring under-unit lighting complete with tiled walls, an inset sink and drainer and premium granite worktops. Patio doors open directly onto the rear garden creating a seamless connection between indoor and outdoor living. Adjoining the kitchen is a highly practical utility room with additional worktops, an inset sink and drainer, plumbing for a washer and dryer and housing for the boiler.

Upstairs the generous first-floor landing provides access to four well-proportioned bedrooms along with excellent additional storage including a large airing cupboard ideal for drying clothes or storing linen and an additional spacious walk in cupboard located just off bedroom two.

Bedroom one enjoys a pleasant front aspect with views of hills in the distance and benefits from fitted wardrobes as well as en-suite shower room with WC and wash hand basin. Bedroom two overlooks the rear garden and includes a built-in wardrobe. Bedroom three is a beautifully bright dual-aspect room with views down the quiet country lane and across nearby fields and greenery. The fourth bedroom is a versatile space perfect as a single bedroom or home office.

The contemporary house bathroom is beautifully finished with tiled floors and walls, a panelled bath with overhead shower and central bath taps, WC, wash hand basin, a heated towel rail and a light-up vanity mirror.

Externally the south facing garden wraps around the property and has been thoughtfully landscaped to maximise both space and beauty. A neatly kept lawn, natural pond, mature shrubs and planting, an apple and an acer tree all enhance the charm of the outdoor space with wonderful views extending toward The Helm.

To the front of the property is a driveway and attached garage with an electric up-and-over door. The garage features a large mezzanine floor with ladder access, providing substantial storage space.

This is a truly immaculate home ideally positioned for those looking to settle into the welcoming community of Natland. With the amenities of Kendal just a short distance away along with excellent transport connections including a bus service from the village, easy access to Oxenholme Train Station and the M6 via Junction 36, this property offers the best of both peaceful village life and connectivity.



Living Room



Kitchen



En Suite Shower Room



Bedroom Two



Bedroom Three



Bedroom Four

#### Acomodation with approximate dimensions:

Entrance Hall

Downstairs Cloakroom

Living Room

12' 6" x 19' 0" (3.82m x 5.80m)

Open Plan Kitchen Dining and Family Room

30' 4" x 12' 2" (9.27m x 3.73 (Max m)

Utility Room

9' 5" x 5' 0" (2.89m x 1.54m)

First Floor

Bedroom One

9' 10" x 12' 4" (3.01m x 3.78m)

Ensuite to bedroom One

Bedroom Two

11' 10" x 9' 9" (3.62m x 2.99m)

Bedroom Three

12' 4" x 10' 3" (3.76m x 3.13m)

Bedroom Four

9' 6" x 6' 8" (2.91m x 2.04m)

House Bathroom

Integral Garage

19' 11" x 9' 11" (6.09m x 3.04m)

#### Property Information:

**Parking:** Driveway parking and garage

**Services** Mains water, mains electricity & mains drainage

**Tenure:** Freehold

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

**Energy Performance Certificate** The full energy performance certificate is available on our website and in our offices.

**What3Words & Directions** ///only.giving.valve

On entering the village take the Sedgwick Road and continue along taking the second left turn into the development. Number 12 is found on a generous corner plot on the right hand side.



Bedroom One



House Bathroom



Rear Garden



Kitchen / Dining / Family Room

**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).



Rear Garden

## Meet the Team

### Keira Evans

Branch Manager & Property Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

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



### Holly Strickland

Property Valuer & Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Isabel Flynn

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



### Maurice Williams

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



### Gail Reaney

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



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jonthompson@hackney-leigh.co.uk



### Sean Smith

Professional Photographer  
hlphotography@hackney-leigh.co.uk



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



**Book Online Now**



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

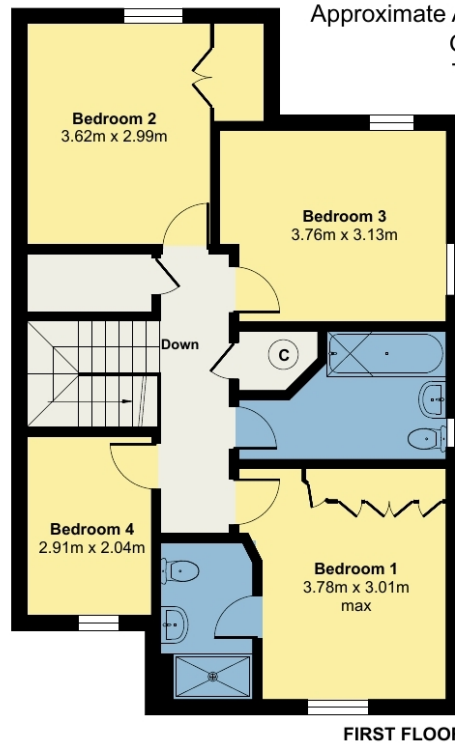
## Rowan Gardens, Natland, Kendal, LA9

Approximate Area = 1488 sq ft / 138.2 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1694 sq ft / 157.3 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). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1344517

**A thought from the owners...** : 'A light and bright home with open aspects all round, benefiting from a beautiful south facing garden.'

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 04/09/2025.

Request a Viewing Online or Call 01539 729711