



Natland

£625,000

The Old Joiners Workshop
Natland
Kendal
CUMBRIA
LA9 7QJ

Nestled in the idyllic and highly sought-after village of Natland, The Old Joiners Workshop is a stunning detached workshop conversion that blends traditional charm with contemporary design. Thoughtfully reimaged and beautifully crafted, this character-rich property enjoys panoramic views across The Helm and village greenery, offering a peaceful countryside setting while remaining close to all essential amenities. Boasting original exposed stone walls, vaulted ceilings, and authentic wooden beams, this architecturally unique property is a showcase of heritage craftsmanship, seamlessly paired with modern interiors for everyday comfort and style.

Property Ref: K7144

4

3

2

77



Bedroom Three



En Suite to Bedroom Two



First Floor Landing

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Designed as an "upside-down" house, the living spaces are found on the first floor to take full advantage of the elevated views, while the bedrooms and utility spaces offer practical and peaceful accommodation below.

Enter through a spacious and welcoming hall, where a glass-panelled front door allows light to pour into the space, setting the tone for the rest of the home. From here, you are led through the ground floor where the sleeping quarters and utility spaces are conveniently arranged.

Bedroom One is a standout feature of the home, a generous principal suite that feels both private and luxurious. Accessed via its own corridor, this room includes a large built-in wardrobe with shelving and rails and leads to a stunning en suite bathroom. Here, a separate walk-in shower cubicle, a panelled bath, pedestal wash basin, and dual mirrors are set against elegant tiled walls and

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Bedroom Four

floors. A beautiful awning window above a wide stone sill brings light and warmth to the room, enhancing the sense of timeless charm. The bedroom itself is tastefully decorated in a soft neutral palette with a traditional window beam maintaining the original character.

Also on the ground floor are Bedrooms Three and Four. Bedroom Three is a spacious double with engineered wood flooring, exposed window beam and a walk-in wardrobe or storage cupboard equipped with shelving and hanging space. Bedroom Four is a smaller single room, ideally suited as a child's room, home office, or creative hobby space. The main family bathroom is also located on this level and features sleek white tiling, a panelled bath, WC, pedestal basin and a large wall mirror offering a fresh and clean aesthetic. Completing the ground floor is an under stairs storage cupboard and the practical utility room housing the boiler and fitted with worktops with plumbing and space for a washing machine and dryer, keeping household chores neatly tucked away.

As you ascend the staircase to the first floor, light streams in from a Velux window overhead, casting a warm glow on the handrail, which is fashioned from an original wooden beam and extends up to the impressive vaulted ceiling. Before entering the main living space, you'll find a partially separated snug, a quiet corner currently used as a home office. With another Velux window and a built-in storage cupboard, this space offers a peaceful retreat without being disconnected from the rest of the home.

Bedroom Two sits just beyond this area, a bright and spacious



Living Room



Kitchen



House Bathroom



Dining Room



Dining Room

double room that benefits from tall ceilings, exposed beams and a built-in wardrobe with a floating wooden vanity shelf or desk, perfect for a dressing area or media setup. It also includes its own en suite shower room, making it an ideal guest suite.

The first floor opens into the stunning heart of the home, a truly impressive open-plan living, dining, and kitchen space that perfectly balances traditional features with contemporary comfort. The living area is brimming with character, from the exposed stonework and vaulted ceilings to the eye-catching raised mantelpiece and gas stove, framed by exposed beams. A dual aspect allows natural light to flood the space, creating a warm and inviting atmosphere for both relaxing and entertaining.

The kitchen is thoughtfully designed with practicality and aesthetics in mind, featuring soft-close solid wood cabinet doors, a ceramic inset sink and drainer, part-tiled walls, and integrated appliances including a Rangemaster four-ring gas hob with extractor, an oven, microwave, fridge-freezer, and dishwasher. It sits partially open to the living space, allowing for a sociable cooking and dining experience.

Adjoining the kitchen and living area is the dining room - a standout feature that seamlessly connects the indoors with the picturesque outdoors. Framed by large windows with panoramic views of the surrounding countryside and sleek stone flooring, this light-filled space is ideal for enjoying morning coffee, intimate meals, or simply taking in the tranquility of the garden.

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Stair to first floor

Outside, the garden is a serene and beautifully landscaped space, enclosed by charming stone walls. It includes two patio seating areas and a well-kept lawn, offering a perfect setting for outdoor entertaining or quiet afternoons in the sun. Beneath the property, the integral garage is fitted with power and lighting and provides ample space for a vehicle or additional storage.

The Old Joiners Workshop is a rare opportunity to own a distinctive and thoughtfully designed property in a truly special location. Traditional craftsmanship, rich natural materials, and intelligent layout meet the needs of modern family life while retaining a sense of timelessness and charm.

Whether you're seeking a tranquil retreat, a stylish forever home with stunning views and soul, this one-of-a-kind home is sure to captivate.

Acomodation with approximate dimensions:

Ground Floor

Entrance Hall

Bedroom One 11' 6" x 12' 0" (3.52m x 3.68m)

En Suite

Bedroom Three 11' 0" x 9' 10" (3.36m x 3.00m)

Bedroom Four 8' 10" x 6' 11" (2.70m x 2.13m)

Utility Room 5' 11" x 5' 5" (1.81m x 1.66m)

House Bathroom

First Floor

Open Plan Living Space 19' 10" x 16' 7" (6.06m x 5.08m)

Dining Room 17' 4" x 8' 3" (5.29m x 2.53m)



Garden



Garden



Snug



Patio area



Garden

Kitchen 11' 5" x 9' 1" (3.49m x 2.79m)
Snug/Study 8' 4" x 6' 2" (2.55m x 1.89m)
Bedroom Two 12' 0" x 11' 5" (3.68m x 3.49m)
En Suite
Garage 19' 4" x 8' 9" (5.91m x 2.68m)
Property Information :
Parking: Garage and Off Street Parking

Tenure: Freehold

Council Tax: Westmorland and Furness council tax band:F

Services: Mains electricity, mains water and mains drainage

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions [///sounds.supply.rents](http://sounds.supply.rents)

Once in the village, continue past the village green and St. Mark's Church. The Old Joiner's Workshop is located a short distance further along on Oxenholme Lane, taking the right turning just before St. Marks's School. The property is identifiable as a detached character building near the heart of the village.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government

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Bedroom Two

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).

Disclaimer 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 24/07/2025.



Dining Room



Utility Room

"Double Click Text To Insert Floor Plan"

A thought from the owners...

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