



Treetops Laverock Hill, Mealbank – LA8 9EP

Kendal

Guide Price **£495,000**

Treetops Laverock Hill

Mealbank, Kendal

Nestled in a quiet hamlet on the outskirts of Kendal, this impressive property presents a unique opportunity for those seeking versatile living arrangements. The detached bungalow features a two-storey annexe, which offers ample space for multi-generational families or those desiring separate living quarters. The annexe has previously been run as a successful AirBnB.

Treetops, the main bungalow is entered through a bright hallway and boasts three bedrooms, bathroom, and a generous open plan lounge/dining room with woodburning stove.

Mintside, the annexe, can be accessed from the front porch, the property opens into the lounge with a staircase leading to the first floor, which has a large bedroom and bathroom. There is a separate kitchen which is currently used as a utility room.

Step outside and discover the enchanting outdoor space surrounding this property. A spacious stone driveway capable of accommodating multiple vehicles, ensures ample parking for residents and visitors alike.

Situated close to local schools and amenities, this property combines the tranquillity of rural living with the convenience of urban facilities, offering the best of both worlds for its residents.





Front Porch

The front porch has two doors, one of which leads into the main bungalow and the other that leads into the annexe. The Vendor has had plans drawn up to change the porch to join the bungalow and annexe into a single residence. The bungalow is accessed through a light and spacious hallway, which features a large storage cupboard.

Living/Dining Room

This generous space currently accommodates a living and dining area. There is an alcove wood-burning fire, a large bay window that looks out onto the garden and a door that leads into the hallway.

Kitchen

From the living room, you will find a door that leads into the kitchen. There are a range of fitted storage units with complementary worktops, a 1½ bowl stainless steel sink, a Lamona four-ring hob with an extractor fan over, an in-built oven, an in-built fridge/freezer, a cupboard with extra room/shelving space, and a window & door to the garden.

Hallway

Doors open to three bedrooms (one is currently used as an office), a bathroom, an airing cupboard, and access back into the living room.

Bedroom One

A double room with fitted wardrobes and a large window that looks out onto the garden.

Bedroom Two

A double-aspect bedroom with windows that look out onto the outside spaces and river.



Bathroom

This part-tiled bathroom comprises a ladder radiator, a wash hand basin, a W.C., a Miri Sport shower over a bath with a glass screen, and windows with privacy glazing to the rear.

Office

A room that is currently being used as an office, with a window to the rear aspect and with the potential to be used as a single bedroom room.





Annexe

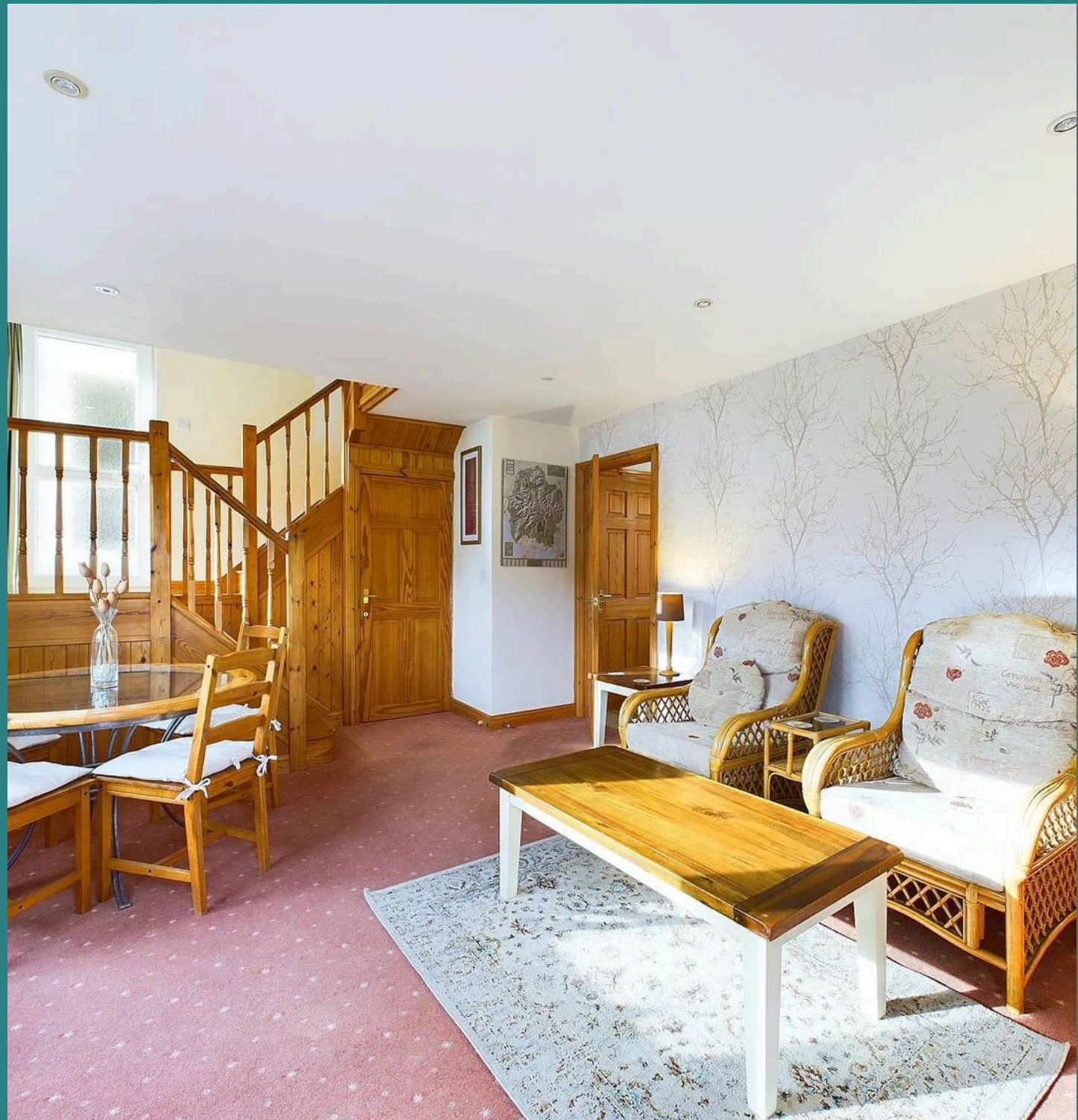
The annexe has been used as a successful AirBnB business, however this could be used to provide a multi-generational living space, or integrated with the bungalow to create a single residence. The annexe can be accessed from the front porch, the side of the property, and the rear. The property, from the front porch, opens to a staircase, where downstairs you will find the kitchen / utility room and living area, and upstairs a bathroom and double-aspect large bedroom providing extensive views of the surrounding countryside.

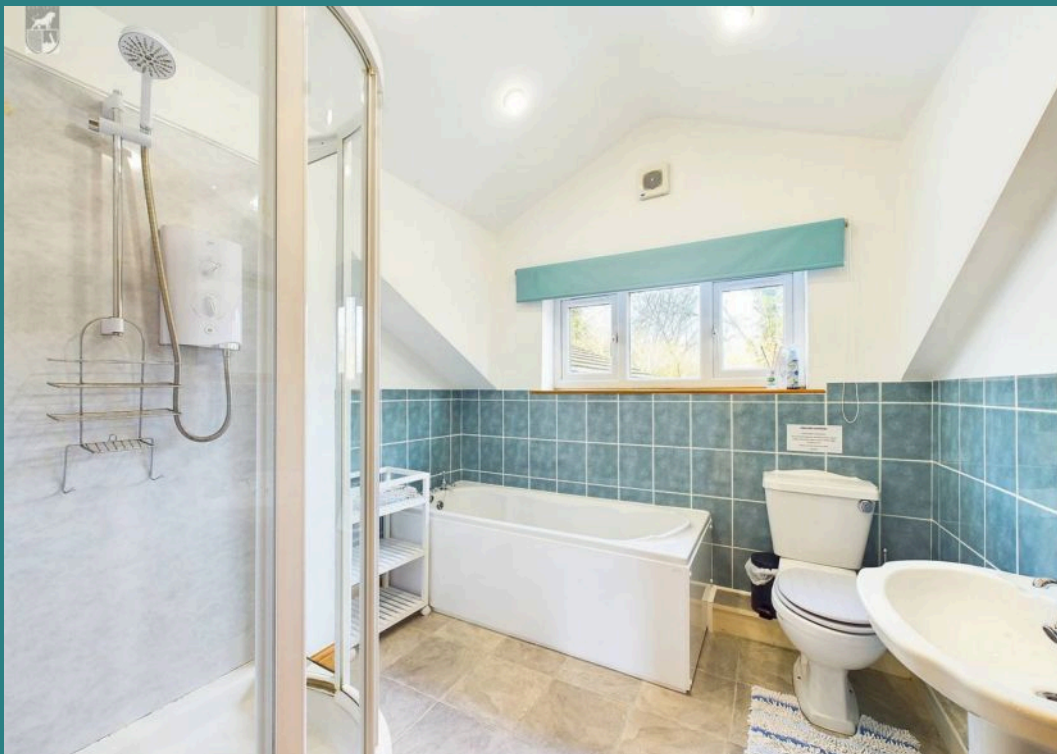
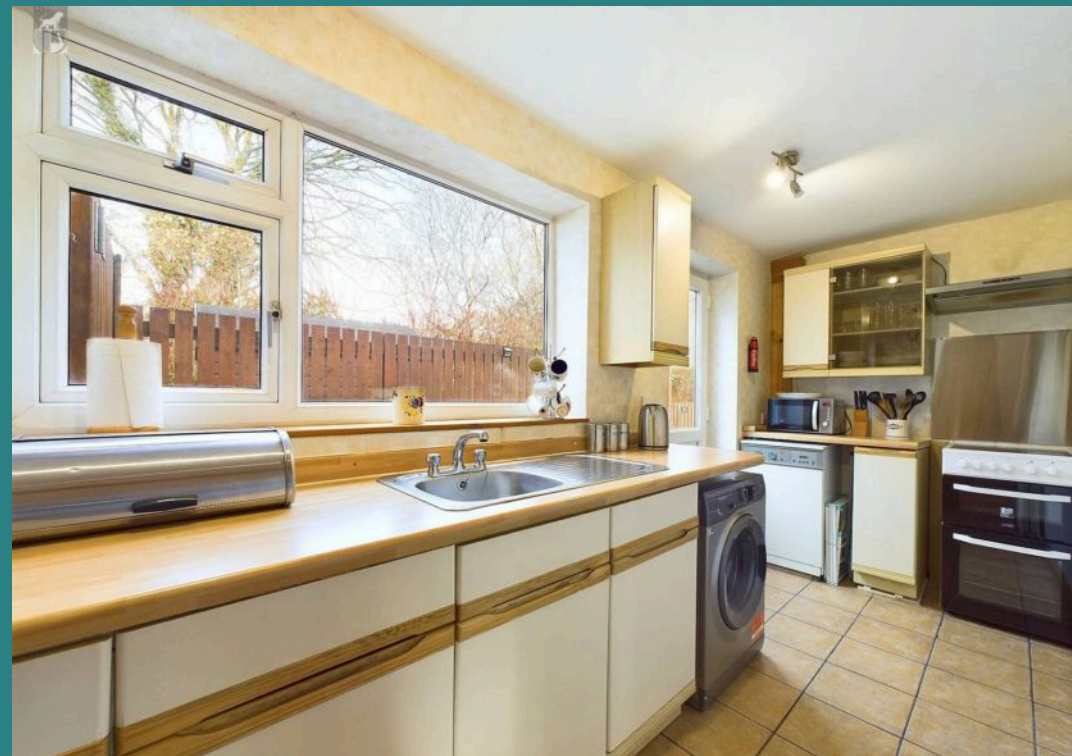
Lounge

This large living area has windows to the front and a door that provides views to the side of the property and leads out to the drive. There is also an understairs storage cupboard that houses the electrics & the meters, and a staircase that leads up to the first floor.

Kitchen

The kitchen has a range of fitted storage units with a complementary worktop. It has a stainless steel sink, space/plumbing for a washing machine, an oven, and a four-ring Logik hob with an extractor fan over it. There is also a window & door that lead out onto the garden and a separate storeroom where you will find the boiler for the bungalow.





Drying/Store Room

The kitchen provides access to a separate storeroom which provides useful storage space, room for a fridge / freezer and a crawl space that goes underneath the bungalow. As well as providing useful storage space, this area is currently used as a drying room.

Bathroom

This first-floor bathroom comprises a free-standing shower, a separate bath, a W.C., a wash hand basin, and a window to the rear.

Bedroom

This large bedroom on the first floor has plenty of space for desks and seating, a window to the front and side aspect, and fitted wardrobes / storage units to the eaves.



Garden

To the front of the property, there is a large garden area, which contains a lawn and a lovely seating area with extensive views down the valley. As you head around the bungalow, there is a sheltered patio area with lawns and a small vegetable plot behind a large shed. As you continue round, there are shallow steps down the back providing access to a second large shed and an oil tank. When you reach round to the annexe, there is a gated door that opens to the drive and a second patio that overlooks the river

Driveway

7 Parking Spaces

A large driveway, which is part tarmac and part stone chipping, with the capacity for several cars.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Ground Floor



Floor 2



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate – LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.