



## Meadowdale Cottage, Kendal

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Offers In The Region  
Of £680,000

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EXCLUSIVE

# Meadowdale Cottage, Fowl Ing Lane, Kendal

## DESCRIPTION

Unique and secluded with magnificent views, Meadowdale is situated on its own private plot, surrounded by open fields with the dramatic backdrop of the South Lakes fells.

Converted and extended offering a diverse and contemporary layout, this stunning property offers three sitting rooms, including the recent addition of the sunroom, adding light along with space to the family living area, which is a cosy lounge with log burner. The main kitchen is modern of high specification, offering great views, double doors to the garden and opening into a dining room. The ground floor additionally benefits from a front entrance porch and ground floor W.C. To the first floor there's four bedrooms, two shower rooms and two further rooms, fitted with plumbing to potentially create two further bathroom suites.

There are two staircases within this flexible property that benefits from two separate living areas, giving the home owner the option to separate one side of the property off from the other, ideal for large families wanting to live together, but have their own independence or potentially generate income from your main residence, as a B&B or rental (subject to permissions).

Outside the property you will find enclosed established private garden, of southerly aspect to enjoy the sunshine, there's a paved terrace for alfresco dining, a pond, log store, and an allotment area. You will find off road parking for up to six cars, a large garage fitted with power / electric and a workspace.

Situated within an idyllic countryside setting with walks from the doorstep, but only 15 minutes walk into Kendal town centre. The ideal family home with direct access into farmland, taking you up the fellside towards Paddy Lane, Spindle Wood and Benson Knott, where you can enjoy elevated views across the Kent Valley. This hidden gem is convenient for The Queen Katherine and Kirkby Kendal schools, supermarkets, train links and a short driveaway from the Lake District



# ROOMS

## Property information

The property benefits from solar panels, electric heating, double glazing and private septic tank drainage.

## Living room

11'10" x 14'10"

Solid wood floors, focal log burning stove, inset wooden storage, neutral décor and front facing windows with open views. Featured solid wood entry doorway with glass panels. Opening into the additional the sun room.

## Sun room

7'2" x 12'1"

A light and bright space with great connectivity to the garden. Dual aspect windows, neutral décor and solid wood floors.

## Dining Room

10'0" x 19'2"

Open aspect dining reception room, from the entry porch, open plan into the kitchen breakfast room. French doors accessing the garden. LED lighting, solid oak floors and neutral décor.

## Porch

3'10" x 5'4"

The main entrance porch with wooden entry door/ featured glass panel. Side window, neutral décor, solid oak flooring and services storage.

## Kitchen

8'8" x 18'11"

White fitted units with oakwood side panelling and oak worktops, dual bowl sink/drain, open views from the window above the sink. Glass featured splashbacks, integrated dishwasher, fridge freezer, oven / grill oven and hob with a handy under stair storage cupboard. Neutral décor, LED lighting and solid oak floors. French doors accessing the rear terrace and garden.

## W.C

8'2" x 2'11"

Conveniently situated from the downstairs landing you will find a modern W.C. Half tiled within a white tile with a contrasting soft green décor. LED lighting and solid oak

floors. High level obscured upper windows. W.C and hand basin.

## Laundry room

4'8" x 7'8"

Laundry space and the workings of the Solar panels and the heat pump are located here. Including a rear window and neutral décor.

## Kitchen / Living area

12'8" x 19'2"

This side of the house benefits from an open aspect kitchen diner with lounge area to one side. Light and bright neutral décor with quadruple windows plus the French doors to the rear garden. The kitchen area is fitted with white units and a stone style worktop. Fitted with an oven, extractor fan and hob, space for a fridge freezer. Dining area and independent entry doorway. This side of the property has the option to be self contained with a lockable internal door, benefiting from its own staircase accessing the first floor.

## Bedroom one

12'9" x 13'6"

This spacious bedroom features a Juliet balcony with outstanding open views across farmland. Triple aspect windows, neutral décor, pendant lighting, wood style flooring, vanity area and fitted wardrobes. Access to an ensuite shower room. This room has the option to be self contained to the rest of the upper floor via an internal lockable door.

## En-suite shower room

6'8" x 5'4"

Half tiled walls and slate style tiled floors. Wall hung light up mirror, towel rail, obscured window, sky light, corner shower, extractor fan, vanity sink unit and W.C.

## Bedroom two

11'10" x 11'6"

Double in size, with soft grey décor, dual aspect windows, featured lighting, wood style flooring and space for storage.

## En-suite shower room

6'10" x 6'3"

Tiled walls and wood style flooring. Wall mounted mirror, towel rail, obscured window, panelled ceiling, corner shower, vanity sink unit and W.C.

## Bedroom three

10'1" x 13'2"

Double in size with space for storage, neutral décor, open views across farmland, pendant lighting and wood style flooring . Please note there is a doorway leading to an unfinished bathroom suite.

## Bathroom

5'5" x 9'8"

The making to be a bathroom suite. The plumbing for the fittings have been partly completed. Leaving the option for the new owner to finish and complete with their own desired style or create into an office / bedroom. The doors have been placed to allow dual Jack and Jill access from the rear landing and further to bedroom three.

## Bedroom four

8'7" x 8'11"

Partly finished bedroom, the ideal space to either complete as another bedroom, or create a main entry staircase and landing to open the house into one fantastic residence. Subject to building control and compliance.

## Bathroom

10'8" x 5'10"

The making to be a bathroom suite. The plumbing for the fittings have been partly completed. Leaving the option for the new owner to finish and complete with their own desired style.

## Garage

12'6" 20'11"

Generously sized with vaulted ceilings. Space for one large car or camper van. Fitted with kitchen units for storage use. Power/light is installed and an electric roller electric entry door to the gated driveway, with additional side doorway for general access from the main garden.



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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2059.7 ft<sup>2</sup>

191.35 m<sup>2</sup>

Reduced headroom

24.87 ft<sup>2</sup>

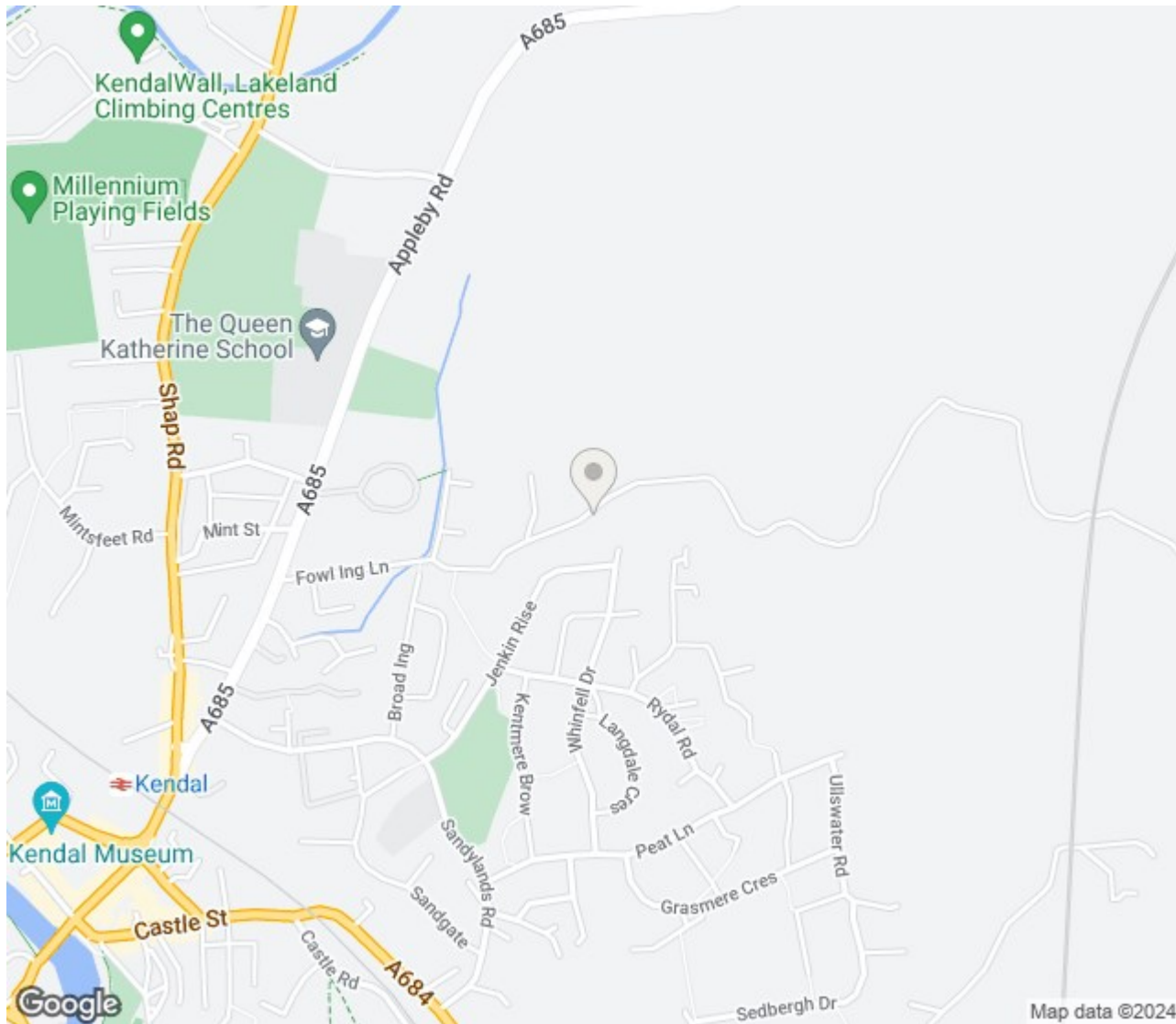
2.31 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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