

# HUNTERS®

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## Ash View

Mealbank, Kendal, LA8 9DN

Guide Price £240,000



Council Tax:



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# 3 Ash View

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## Entrance Hall

You enter the property through the porch through the door into the hallway where there is space to put your shoes and coats, which leads into the beautiful characteristic living room.

## Living Room

Upon entering the property, you are welcomed into a charming living room featuring an open coal/wood-burning fireplace, complemented by exposed wooden ceiling beams. The floor is laid with characterful reclaimed oak, adding warmth and texture to the space. A large single window on the front elevation allows natural light to flood the room, enhanced by elegant white shutters that frame the view beautifully.

## Kitchen

As you move from the living room into the kitchen, you'll find a beautifully maintained space featuring original wooden cupboards and a charming slate floor. The kitchen is fitted with a sleek electric hob and oven, complemented by elegant granite countertops—blending classic character with modern convenience.

## Bathroom

Accessed from the kitchen you will find the modern fitted downstairs bathroom looking out onto the back elevation with a characteristic window.

There is a shower bath with a fixed head, white toilet, pedestal sink unit and a heated towel rail to compliment.

## Bedroom One

Accessed from the landing you will find bedroom

one looking out onto the front elevation bringing in natural light with original wooden flooring, there is space for a double bed and also a wardrobe.

## Bedroom Two

Accessed from the landing you will find bedroom two which looks out onto the back elevation with original wooden flooring, there is space for a single bed and a wardrobe.

## Garden

Accessed through the door from the kitchen. The garden is attractively bordered by flower beds edged with timber sleepers, adding character and definition to the outdoor space, there is a practical wood store with a shed to the other side containing plumbing inside.

Coming through the beautiful timber frame pergola covered with greenery you will find an attractive paving area surrounded by a border.

## Garden Studio

Accessed from the garden, you'll ascend a few steps and enter through glass doors into a beautiful hidden gem — the Garden Studio.

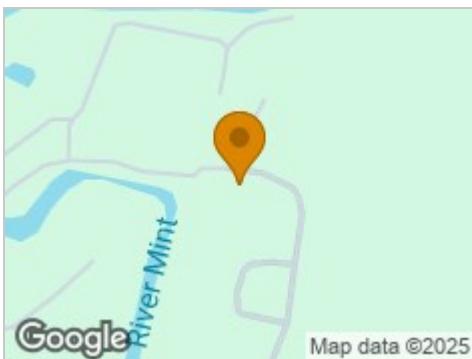
This versatile space offers endless possibilities. It features a wood burner, perfect for creating a cosy atmosphere on winter nights, and skylights that flood the room with natural light. The studio is also fully equipped with electricity and Wi-Fi, making it ideal for work, relaxation, or creative pursuits.

## Parking

There is off-road communal parking.



## Road Map



## Hybrid Map



## Terrain Map



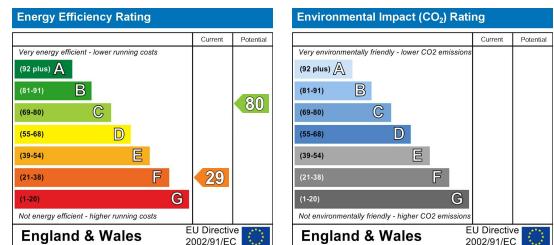
## Floor Plan



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **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.