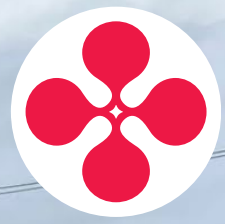




Edwin
Thompson



Natland Mill Beck Farmhouse
Natland Mill Beck Lane, Kendal LA9 7LH

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Kendal
1 mile

Ambleside
15.9 miles

Windermere
11.3 miles

Kirkby Lonsdale
11.6 miles

(all distances are approximate)

What3Words: ///priced.never.defeat

A large stone and slate farmhouse, providing three bedrooms, a private east-facing garden and off-road parking

Offering spacious and bright accommodation, including 2 large living rooms, a kitchen, a cellar, three bedrooms and a bathroom.

The property benefits from a large back garden area with access from the house and the end of the garden.

Situated on the outskirts of Kendal, and in close proximity to the Lake District National Park

Price - £475,000

These particulars are given as a general outline, and your attention is drawn to the Important Notice printed within.



SELLING AGENT
Edwin Thompson
FIFTEEN
Rosehill
Carlisle
CA1 2RW

Tel: 01228 548385
Matthew Bell



Location

Natland Mill Beck Farmhouse is situated on Natland Mill Beck Lane in the South Lakeland town of Kendal, in South Cumbria.

Kendal is a market town and civil parish in the Westmorland and Furness area of Cumbria, England, just outside the Lake District. It lies within the River Kent's dale, from which its name is derived. The town has highly regarded schools, including several primary schools and two main secondary schools: Kirkbie Kendal and Queen Katherine. The town centre provides good retail and leisure facilities, including a number of supermarkets, including Marks & Spencer's and Booths, two shopping centres, and a vibrant mix of local occupiers. Other local amenities include GP surgeries and a community hospital.

Located 6 miles from Junction 36 of the M6 motorway, it has excellent road links. The nearby Oxenholme Railway Station is on the West Coast mainline, providing direct links to London and Glasgow.



Description

Natland Mill Beck Farmhouse

The spacious farmhouse spans 1,874.4 sq. ft. (174.1 sq. m). The property is of stone/render construction under a slate roof. The house is situated along Natland Mill Beck Lane in a close, with parking to the front and a large, spacious garden to the rear facing east.

The property briefly comprises:

Ground Floor

Kitchen (3.80m x 3.75m)

Lino flooring with in-built floor and wall kitchen units and shelves, and substantial room for a fridge unit and dining table.

Living Room (5.20m x 5.18m)

A spacious living room with carpet flooring, painted walls and ceiling, exposed beams, a stunning central fireplace with brick surround, and a traditional sliding sash window with a window seat below, the perfect place to enjoy the surrounding countryside.

Living Room 2 (7.66m x 4.40m)

A spacious living room with an elevated dining area to the back with an exposed wooden design wall, carpet flooring, painted walls and ceiling, exposed beams, a central fireplace with stone surround and a traditional sliding sash window with a window seat below.

Cellar (3.26m x 3.35m)

Located in the hallway on the ground floor, stone steps lead down to the cellar, which has stone slab shelves, wooden shelves above, and painted walls.

First Floor

Bedroom 1 (2.82m x 3.27m)

Carpeted floor and a traditional small sliding slash window.

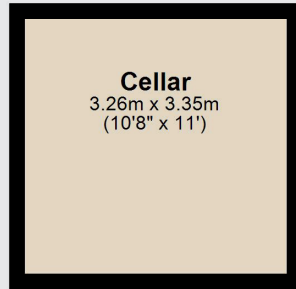
Bedroom 2 (4.40m x 4.22m)

Carpeted floor, wash hand basin within the room, Shower unit separated in the corner and a traditional sliding sash window with a window seat below.



Ground Floor

Approx. 10.9 sq. metres (117.6 sq. feet)



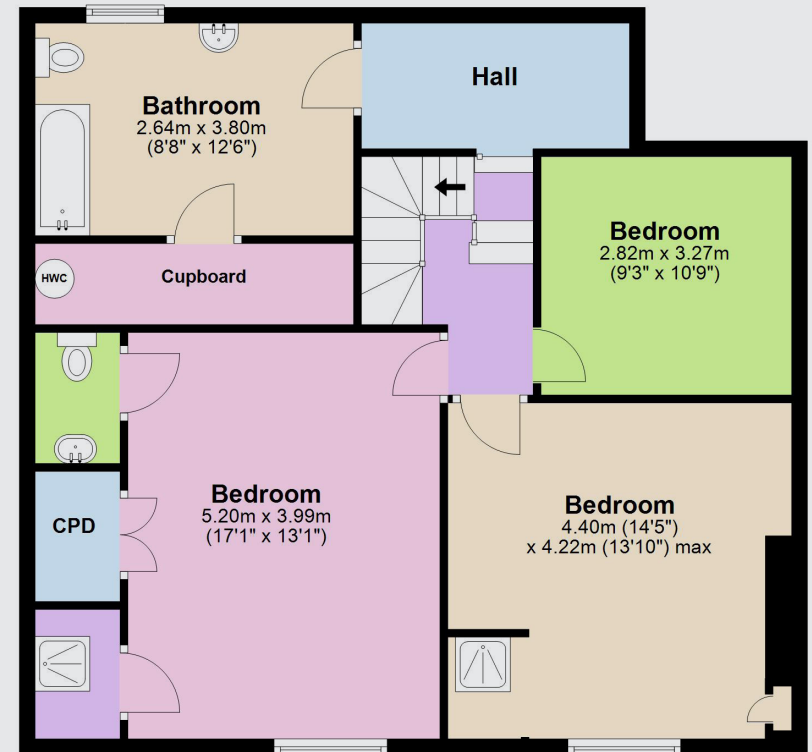
First Floor

Approx. 81.0 sq. metres (871.5 sq. feet)



Second Floor

Approx. 82.2 sq. metres (885.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Total area: approx. 174.1 sq. metres (1874.4 sq. feet)

Natland Millbeck Farm

Bedroom 3 (5.20m x 3.99m)

Built-in en-suite toilet with a sink unit and a separate en-suite shower, traditional wooden storage cupboards, a carpeted Floor and a traditional sliding sash window with a window seat below.

Hallway leading to:

Family Bathroom (2.64m x 3.90m)

fitted with carpeted flooring, wallpapered walls and a painted ceiling, and providing a WC, wash hand basin with a tiled splashback, bath with an electric shower over, and a traditional sliding sash window with a window seat below.

Outside

Well-established garden to the rear of the property: Offering a tranquil space for relaxation and outdoor activities. The property has ample parking around the front.

Viewing

The property is available to view strictly by prior appointment with Edwin Thompson. Tel: 01228 548385 - Mr Matthew Bell or Miss Kate Armstrong.

Method of Sale

The property is offered for sale by private treaty as a whole. Offers should be submitted to Edwin Thompson, FIFTEEN Rosehill, Montgomery Way, Carlisle, Cumbria, CA1 2RW.

A closing date for offers may be fixed, and prospective purchasers are advised to register their interest with the selling agents following an inspection. The vendor and their agents reserve the right to amalgamate, withdraw or exclude any of the land shown at any time or to generally amend the particulars of sale.

The agents also reserve the right to conclude negotiations by any other means at their discretion, and a degree of flexibility is available to prospective purchasers.

The vendors reserve the right to sell the property without notice.

Services

The property is serviced by a mains electric supply, a mains water supply, a gas supply, and foul drainage. All telephone connections are subject to BT regulations.

Please note we have not been able to test services or make a judgment on their current condition. Prospective purchasers should make their own enquiries.

Tenure and Possession

We understand the property is held freehold.

Fixtures and Fittings

Fitted carpets, where present, are included within the sale.

Energy Performance Certificate

Natland Mill Beck Farmhouse EPC is E.

The EPC documents are available from the selling agents on request.

Council Tax

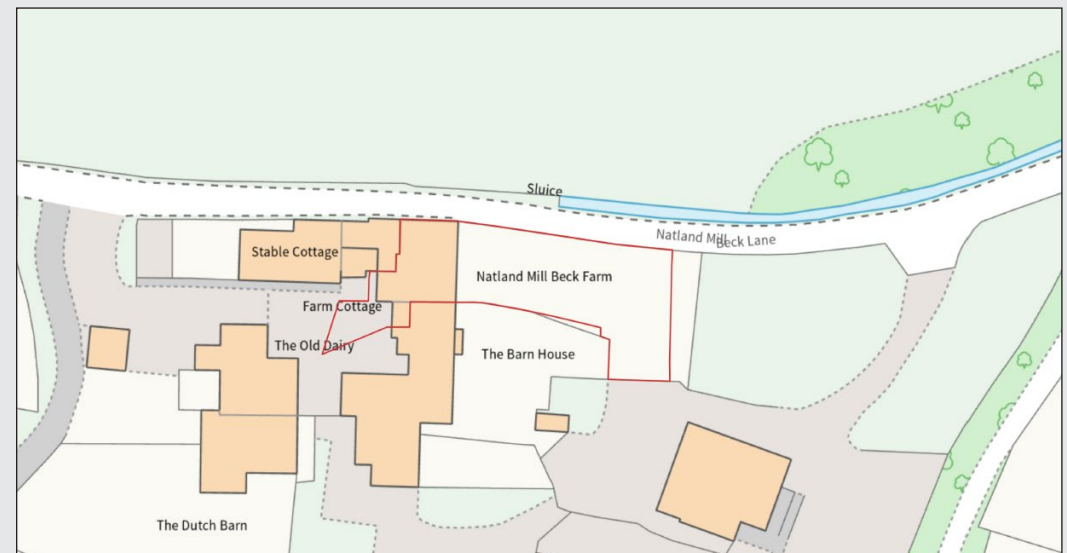
Natland Mill Beck Farmhouse is assessed for Council Tax purposes within Band E (South Lakeland Council).

Price

Offered at an attractive guide price of £475,000. Please note the Vendor is not obliged to accept the highest or any offer, subject to contract.

Money Laundering Regulations

The successful purchaser(s) will have to provide the selling agents with documents in relation to the Money Laundering Regulations. Further details are available upon request.



Edwin
Thompson



Berwick upon Tweed
Carlisle
Galashiels
Kendal
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street,
Keswick, Cumbria, CA12 5AF.

Regulated by RICS



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The mark of
property professionalism

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in May 2026