



Natland

£295,000

3 Helme Lodge, Natland, Kendal, LA9 7QA

Welcome to 3 Helme Lodge, a truly unique one-bedroom ground floor apartment set within the original Grade II Listed Georgian House, forming part of the prestigious Helme Lodge Private Estate. Brimming with period charm and architectural elegance, this exceptional home offers a rare opportunity to own a piece of local history, whilst enjoying a peaceful setting that feels a world away from the bustle of Kendal, despite being just moments from the town centre.

Quick Overview

- Grade II Listed Georgian apartment
- Located within Helme Lodge estate
- Magnificent living room
- One double bedroom
- Prestigious and peaceful private estate
- Beautiful landscaped communal grounds
- Close to local amenities
- Short distance to Kendal centre
- No upward chain!
- Ultrafast Broadband available*



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Ultrafast
Broadband



Garage & Parking

Property Reference: K7344



Rear External



Entrance Hall



Showerroom



Bedroom One

The apartment offers generously proportioned accommodation comprising a double bedroom, kitchen, shower room, study area and an outstanding open plan living and dining room, all beautifully complemented by an abundance of original character. Unlike many apartments within the development, Number 3 also benefits from its own private patio, opening directly onto the beautifully maintained communal grounds.

Residents of Helme Lodge enjoy exclusive access to an excellent range of leisure facilities, including a fitness suite, sauna, billiards room and tennis court, creating an enviable lifestyle for both permanent residents and those seeking a lock-up-and-leave home. Offered with vacant possession and no onward chain, the property is ready for immediate occupation.

Access is gained via the impressive communal entrance hall, where the entrance to Apartment 3 can be found to the left. Stepping inside, a practical entrance porch provides the perfect space for coats and footwear, before leading into the welcoming inner hallway, which also benefits from a useful storage cupboard.

The shower room is fitted with a modern three-piece suite comprising a large walk-in shower with recessed shelving for toiletries, a WC and wash hand basin with wall-mounted mirrored storage cabinet above. Opposite, a generous linen cupboard houses the hot water cylinder whilst providing excellent storage for towels and household essentials.

The bedroom is a spacious double, enjoying a south facing window and an excellent range of fitted furniture, including wardrobes spanning the width of the room, overhead storage and an extensive vanity unit with drawers and a large wall-mounted mirror, creating a practical yet elegant space.

The kitchen is fitted with a comprehensive range of wall and base units, complemented by decorative tiled splashbacks and ample work surfaces. Integrated appliances include a Bosch four-ring electric hob with oven, grill and extractor hood, Hotpoint dishwasher, Bosch washing machine and integrated fridge freezer, all included within the sale. A south facing window overlooks the private patio, allowing plenty of natural light into the room.

Positioned opposite the kitchen is a useful study area, ideal for those working from home or requiring additional hobby space. This versatile room enjoys an internal window overlooking the magnificent living room, allowing borrowed light to flow through the apartment, whilst also benefiting from loft access providing additional storage.

The spectacular open plan living and dining room is unquestionably the centrepiece of the apartment, offering a remarkable sense of space, elegance and grandeur that is rarely found. Immediately drawing the eye is the magnificent domed ceiling, crowned by a glazed roof lantern that floods the room with natural light and beautifully showcases the exquisite decorative plasterwork, deep moulded corning and impressive ceiling detailing.

The exceptional proportions of the room allow for multiple seating and entertaining areas, effortlessly accommodating both formal dining and relaxed living. A striking, wide decorative arch frames the raised fireplace area, creating an elegant focal point within the room.



Bedroom One



Kitchen



Hallway



Study



Living Area



Living & Dining Area

Here, a beautiful stone fireplace, complete with a gas fire, substantial stone mantel and matching hearth, provides warmth and character, making it the perfect setting to relax throughout the seasons.

The room continues to impress with its tall Georgian proportions, bespoke fitted display shelving and cabinetry, ideal for books and treasured ornaments, while a delightful seating area enjoys large south facing picture windows overlooking the beautifully landscaped communal gardens, creating a wonderfully peaceful outlook. To the rear, there is ample space for a substantial dining table, making this an exceptional room for entertaining family and friends.

A door leads directly onto the apartment's private flagged patio, a tranquil outdoor seating area bordered by mature shrubs and planting, offering the perfect spot for a morning coffee or evening glass of wine. Steps descend from the patio onto the beautifully maintained communal lawns, where residents can enjoy leisurely walks through the grounds or make use of the private tennis court.

Set within acres of landscaped communal grounds and complemented by exclusive resident facilities including a gymnasium, sauna, billiards room and tennis court, 3 Helme Lodge presents an outstanding opportunity to enjoy a lifestyle that is both peaceful and prestigious. Combining elegant Georgian architecture with practical modern living, this remarkable apartment is offered with no onward chain and is ready for its next owner to make it their own. Early viewing is highly recommended to fully appreciate the scale, character and unique setting of this exceptional home.

Accommodation with approximate dimensions:

Communal entrance hall

Private entrance hall

Showroom

Linen cupboard

Bedroom 10' 0" x 14' 7" (3.07m x 4.46m)

Kitchen 6' 4" x 9' 7" (1.95m x 2.93m)

Study 6' 3" x 5' 2" (1.92m x 1.59m)

Open plan living & dining area 25' 7" x 20' 0" (7.82m x 6.11m)

Parking: Ample parking to the front of the property and allocated garage available in a separate block.

Garage: Single garage available.

Property Information:

Tenure: Leashold - Held on the balance of a 999 years from 22nd May 1991.

The grounds and leisure facilities are freehold and owned by all the residents. The Service Charge currently payable is £375 per month and covers family use of the communal leisure facilities and the maintenance and cleaning thereof, maintenance of the gardens and grounds, building insurance, window cleaning and exterior maintenance to the dwellings including exterior painting. As a legal owner, you'll also hold a 1/33 ownership stake in Helme Lodge Homes and Gardens Ltd.



Fireplace



Living Area



Dining Area



Rear Patio



Communal Gardens

Services: Electric heating, Gas fire, Mains electricity, Mains water and Mains drainage.

Council Tax: Westmorland and Furness Council - Band E

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///custom.epic.crops](http://custom.epic.crops)

From Kendal town centre take the A65 Burton Road in a south easterly direction out of the town. At the traffic lights, just past the Leisure Centre, take the right fork and continue along Burton Road to reach a roundabout. Take the third exit off the roundabout and proceed up the tree lined driveway, bearing right onto the gravel parking area in front of the main house.

Viewing: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).

Meet the Team

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including evenings with our
dedicated viewing team
Call **01539 729711** or request
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Need help with **conveyancing**? Call us on: **01539 792032**

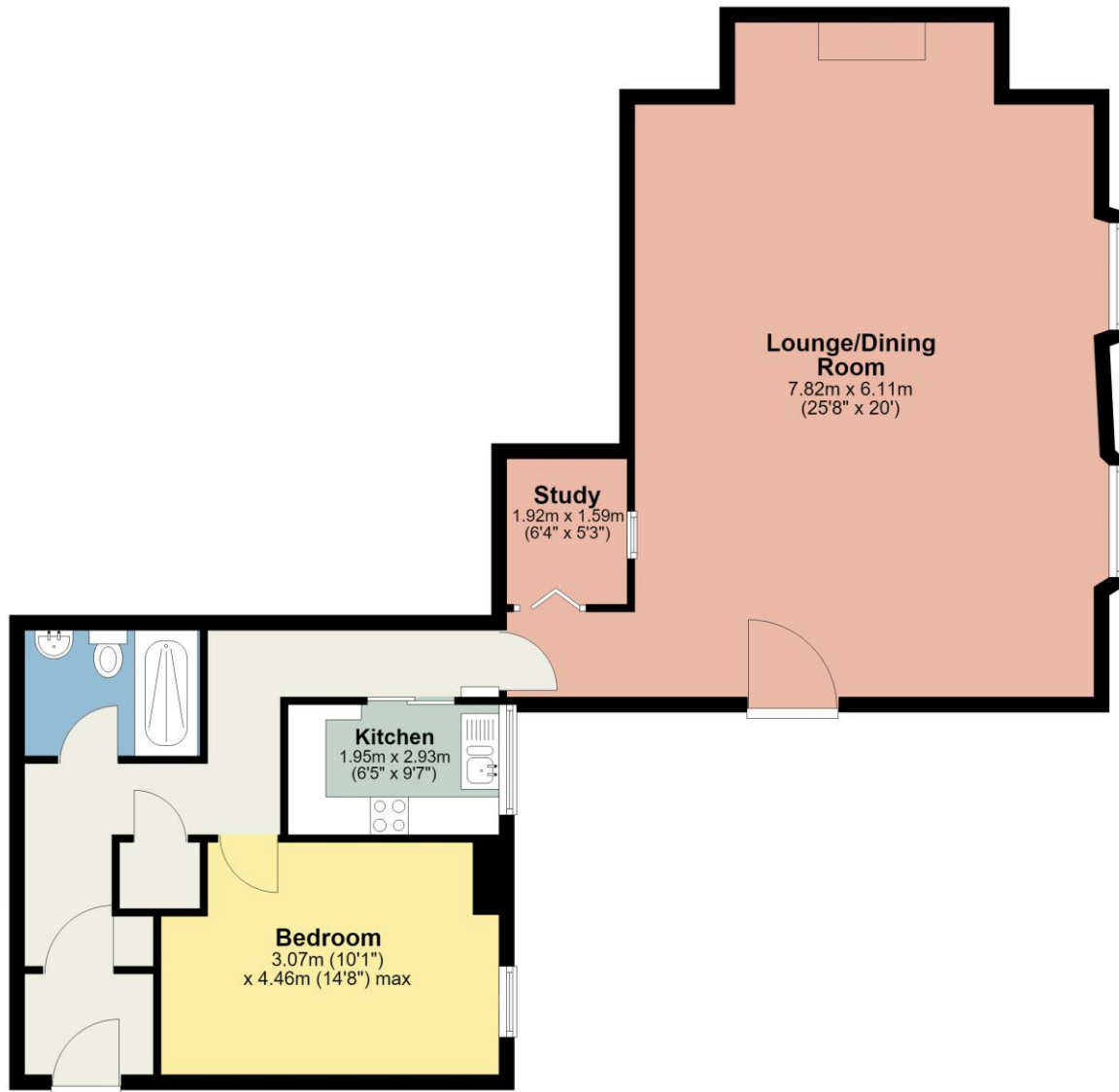


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Ground Floor

Approx. 94.8 sq. metres (1020.0 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

3 Helme Lodge , Natland, Kendal

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