



8 Kiln Croft, Skelsmergh  
£425,000





## 8 Kiln Croft

Skelsmergh, Kendal

Nestled in a peaceful and private setting in Skelsmergh, this mid terraced barn conversion offers charm and character in abundance. Surrounded by open countryside, it enjoys a quiet, rural feel while being just 10 minutes from Kendal. The property also benefits from excellent access to the M6 and the stunning Lake District, combining tranquillity with convenience. The ground floor features a fitted kitchen with space for a dining table, ideal for family meals or entertaining. A welcoming lounge with a cosy gas fireplace provides a relaxed space to unwind. There is also a handy downstairs WC, with plumbing already in place for a washing machine, adding to the practical layout.

Upstairs, there are three generous double bedrooms, one of which features an en suite shower room, while two have built in wardrobes. A family bathroom completes the first floor, offering a functional and comfortable living space.

Outside, the property includes a private rear patio that leads onto well kept communal gardens, perfect for enjoying the outdoors. A large garage and allocated parking provide additional convenience, making this a property that blends rural charm with practical living.



- Charming mid-terraced barn conversion in a picturesque stone building
- Fitted kitchen with space for a cosy dining area
- Inviting lounge with a gas fireplace, perfect for relaxing evenings
- Three spacious double bedrooms, including a principal bedroom with en suite shower room
- Built-in wardrobes in two bedrooms providing practical storage
- Family bathroom with a traditional feel
- Rear patio, ideal for enjoying a morning coffee or evening unwind
- Access from the patio to attractive communal gardens
- Large garage and allocated parking for ease and convenience
- Set in a peaceful, sought-after location with character, charm, and scope to add your own personal touches





#### **HALLWAY**

17' 3" x 3' 7" (5.25m x 1.09m)

#### **KITCHEN / DINER**

20' 3" x 12' 9" (6.17m x 3.88m)

#### **LIVING ROOM**

15' 10" x 15' 0" (4.82m x 4.57m)

#### **WC**

3' 6" x 9' 5" (1.06m x 2.88m)

#### **BEDROOM**

15' 5" x 9' 9" (4.69m x 2.97m)

#### **LANDING**

5' 3" x 3' 4" (1.60m x 1.01m)

#### **EN SUITE**

9' 7" x 3' 10" (2.93m x 1.17m)

#### **BEDROOM**

15' 1" x 11' 2" (4.59m x 3.41m)

#### **BEDROOM**

12' 3" x 9' 1" (3.74m x 2.77m)

#### **BATHROOM**

8' 9" x 5' 5" (2.66m x 1.66m)

#### **GARAGE**

20' 4" x 9' 10" (6.21m x 3.00m)





**SERVICES:**

Mains electricity, mains water, oil fired heating, non mains drainage.

**EPC RATING: D**

**COUNCIL TAX BAND** currently **Band: E**

**TENURE: FREEHOLD**

**DIRECTIONS:** Leave Kendal along the A6 Shap Road and after passing Kendal Rugby Club proceed past the right hand turn for Helme Lane taking the next right turn named Kiln Croft. Enter the development and bear left to find number 8 located on the left.

**WHAT3WORDS:** //rocks.movies.pioneered

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# THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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