



Natland

£525,000

3 Abbey Drive, Natland, Kendal, Cumbria, LA9 7QN

Welcome to 3 Abbey Drive, a substantial four-bedroom detached home occupying an enviable corner plot within the highly sought-after cul-de-sac of Abbey Drive in the desirable village of Natland. Renowned for its picturesque surroundings and strong sense of community, Natland offers the perfect balance of peaceful village living and everyday convenience. With The Helm and its surrounding countryside just moments away, there are excellent opportunities for walking and enjoying the beautiful landscape, whilst Kendal town centre is only a short drive away, providing an excellent range of shops, supermarkets, cafés, restaurants and well-regarded schools. The property is also ideally positioned for easy access to the M6 motorway, Oxenholme railway station and the Lake District National Park, making it an ideal location for both commuters and those looking to enjoy everything the area has to offer.

Quick Overview

- Spacious detached residence
- Four spacious bedrooms
- Three versatile reception rooms
- Corner plot with wraparound gardens
- Excellent scope for modernisation
- Outstanding Lakeland fell views
- Close to Kendal, M6 and Lake District
- Peaceful cul-de-sac setting
- Double garage and two driveways
- Superfast Broadband available*



4



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3



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Superfast
Broadband



Garage & Ample
Parking

Property Reference: K7347



Front External

Originally constructed as a bungalow and thoughtfully extended in 1981 to create first-floor accommodation, this spacious home now offers two floors of versatile living space with excellent scope for modernisation and personalisation. Enjoying far-reaching views towards The Helm, Scout Scar and the Lakeland fells, the property boasts four double bedrooms, three reception rooms, two driveways, a detached double garage and beautifully established wraparound gardens, creating a wonderful opportunity to create a truly exceptional family home.

Entering via the front door from the second driveway, you are welcomed into a spacious dining hall, a versatile central space that comfortably accommodates a dining table whilst providing access to the majority of the ground floor accommodation. Front-facing windows allow natural light to fill the room, whilst a range of built-in storage cupboards offer practical space for household essentials, linen and coats.



Dining Hall

Leading through to the breakfast room, this inviting reception room situated to the front of the property, enjoys both front and side aspect windows, creating a bright and pleasant space to relax. A gas fire set within a brick surround with matching mantle and hearth forms an attractive focal point, whilst built-in shelving provides an ideal place for books or decorative display.

The kitchen can be accessed from both the breakfast room and the dining hall, creating an excellent flow for day-to-day living. Fitted with a range of wall and base units, the kitchen incorporates a Bosch integrated oven and grill, five-ring gas hob, Bosch dishwasher included in the sale, under counter fridge included in the sale, decorative tiled splashbacks and a stainless steel sink and drainer positioned beneath a side aspect window overlooking the utility room.

A door from the kitchen leads into the utility room and rear porch, providing additional storage and worktop space together with built-in cupboards. Windows to the front and side elevations create a light and practical workspace, whilst a rear door provides convenient access to the detached double garage and the first driveway.



Dining Hall

Returning to the dining hall, the left part provides access to bedrooms one and two, the family bathroom and the en-suite. Beneath the staircase is a useful recessed area which lends itself perfectly to a compact study, home working space or further storage.

Bedroom one is a generous double bedroom enjoying a pleasant rear aspect, complete with extensive fitted wardrobes spanning one wall together with a built-in corner dressing table. A concealed sliding mirrored door within the wardrobes provides access to the en-suite, which is also accessible directly from the hallway. The en-suite is fitted with a four-piece suite comprising a WC, bidet, corner shower cubicle, vanity wash hand basin and useful built-in storage cupboards.

Bedroom two is another well-proportioned double room, benefitting from dual aspect windows to the side and rear, allowing for excellent natural light.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower attachment, WC and wash hand basin, complemented by partially tiled walls and a side aspect window.



Breakfast Room

Positioned on the opposite side of the property are bedrooms three and four. Bedroom three is another comfortable double room with a side-facing window, whilst bedroom four enjoys front and side aspect windows overlooking the attractive gardens, making it equally suitable as a bedroom, home office or hobby room.



Kitchen



Utility Room



Bedroom One



Bedroom One En-Suite



Bedroom Two



Bathroom

A staircase from the dining hall, rises to the first-floor accommodation. The spacious landing incorporates two generous built-in storage cupboards, one housing the property's Worcester boiler, whilst still offering ample room for a reading corner or home office area.

A further door leads into the useful loft room, often referred to as the "box room", providing excellent additional storage and level access to roof space.

The first-floor living room is undoubtedly one of the property's standout features. Exceptionally spacious and flooded with natural light, this impressive reception room enjoys expansive windows to the front and side elevations, perfectly framing the outstanding views towards Scout Scar, The Helm and the surrounding Lakeland fells. A striking stone media wall with marble hearth and sills provides an attractive focal point with space for a freestanding electric fire which will be included in the sale, whilst built-in fireside alcoves with seating add both character and practicality. Offering an exceptional sense of space and remarkable panoramic views, this room provides a wonderful setting for both everyday living and entertaining.

Externally, the property continues to impress. The detached double garage, accessed via the first driveway, features an up-and-over door together with an adjoining workshop and storage room fitted with shelving, base units and a sink and drainer. Beyond this is a useful external WC.

Immediately outside the utility room is a small flagged patio, perfectly suited to a bistro table and chairs for enjoying a morning coffee. The beautifully maintained wraparound gardens extend around the front, side and rear of the property, predominantly laid to lawn and complemented by mature shrubs, established flower beds, specimen trees including an apple tree, and a variety of seasonal planting. Occupying a generous corner plot, the gardens offer an excellent balance of openness and privacy, creating an attractive outdoor space ideal for families, entertaining or simply enjoying the peaceful surroundings.

Offering generous accommodation, breathtaking views, established gardens and exceptional potential to modernise, 3 Abbey Drive represents a rare opportunity to acquire a substantial detached home within one of Natland's most desirable residential locations. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Accommodation with approximate dimensions

Dining Room / Hall 13' 1" x 11' 7" (4.01m x 3.55m)

Hallway 17' 8" x 8' 2" (5.39m x 2.51m)

Breakfast Room / Lounge 11' 10" x 17' 10" (3.62m x 5.45m)

Kitchen 10' 11" x 8' 11" (3.33m x 2.73m)

Utility / Rear Porch 11' 11" x 6' 3" (3.64m x 1.92m)

Bathroom

Bedroom Two 10' 0" x 12' 3" (3.06m x 3.74m)

Bedroom One 13' 4" x 10' 4" (4.07m x 3.17m)

Bedroom One En-suite 9' 11" x 6' 11" (3.04m x 2.12m)

Bedroom Three 13' 6" x 8' 1" (4.12m x 2.48m)

Bedroom Four 13' 0" x 8' 3" (3.98m x 2.54m)

First Floor Landing 12' 5" x 6' 8" (3.81m x 2.05m)

Living Room 16' 9" x 20' 2" (5.12m x 6.16m)

Loft / Box Room

Detached Double Garage

External Storage Room

WC



Bedroom Three



Bedroom Four



Living Room



Living Room



Garden

Property Information:

Parking: Double Driveway & Garage

Services: Mains water, mains drainage, mains gas and mains electricity

Tenure: Freehold

Council Tax: Westmorland and Furness Council tax band: F

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

What3Words & Directions: [///rescue.winter.remit](https://www.what3words.com/rescue.winter.remit)

Leaving Kendal on Natland road, upon entering the village, bear left onto Oxenholme Lane, and then turn right onto Helm Lane. Continue then bear left onto Helm Lane, take a left onto Abbey Drive and the property should be on your left towards the bottom of the road.

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 (incl. 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).

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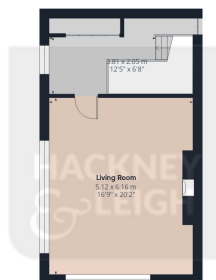


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Floor 0



Floor 1



Approximate total area^m

163.5 m²
1758 ft²

Reduced headroom

1.6 m²
17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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