



Natland

£495,000

High Meadows , Oxenholme Lane, Natland, Kendal, Cumbria , LA9 7QH

Welcome to High Meadows, a charming three-bedroom detached residence occupying an elevated countryside position on Oxenholme Lane, just a short distance from the sought-after village of Natland and within easy reach of Kendal town centre. Set within generous gardens and surrounded by open countryside, the property enjoys an enviable sense of peace and tranquillity, while its elevated position provides particularly impressive views from both the front and rear. To the front, there are far-reaching views across the surrounding landscape towards Scout Scar and the wider Lakeland fells, while to the rear, the outlook extends towards The Helm and across the neighbouring fields. These wonderful views are enjoyed from a number of rooms throughout the property, creating a strong connection with the surrounding countryside and making the most of its elevated position.

Quick Overview

- Detached house
- Two reception rooms
- Three bedrooms
- Perfect family home
- Large front and rear gardens
- Splendid views of Helm and Scout Scar
- Sought after location
- Driveway & Garage Parking
- No upward chain!
- Ultrafast broadband speed available*



3



2



2



D



Ultrafast
Broadband
Available



Garage & Off-
road Parking

Property Reference: K7365



Front Garden



Entrance Porch



Showerroom



Kitchen

While the property would now benefit from some modernisation, it offers well-proportioned and versatile accommodation, with three bedrooms, two reception rooms, a kitchen, two bathrooms and excellent storage throughout. Combined with the generous gardens, garage and outstanding outlook, High Meadows presents an exciting opportunity for those looking to create a wonderful family home in a peaceful yet highly accessible location.

A welcoming entrance porch provides an excellent practical space for coats, shoes and outdoor belongings, with tiled flooring and glazed doors opening into the inner hallway. The hallway provides access to the principal ground floor accommodation, together with the staircase rising to the first floor. The downstairs shower room is situated off the hallway and comprises a three-piece suite including a corner shower with handheld attachment, WC and wash hand basin. A side-aspect window provides natural light, with tiled walls completing the room.

The kitchen is fitted with a range of wall and base units, together with a useful built-in table-level breakfast bar. There is space for a freestanding cooker and fridge freezer, alongside a sink with half bowl and drainer. Side and rear windows overlook the gardens and take full advantage of the elevated countryside setting and wonderful rear outlook. A serving hatch opens through to the adjoining dining room, creating a practical connection between the two spaces.

A door from the kitchen provides access into the integral garage, which benefits from an up-and-over door, power and lighting, together with excellent storage provision. Two further doors lead into separate useful storage areas, while a rear door provides direct access into the garden.

The dining room is a particularly light and spacious reception room, with expansive rear windows framing the beautiful views towards The Helm and the surrounding countryside. Built-in shelving runs along the length of one wall, providing excellent storage and display space. Double doors open through into the living room, while the living room can also be accessed directly from the hallway.

The living room is a generous and versatile space, benefiting from both front and rear aspect windows and therefore enjoying views in both directions. A fireplace with brick surround and slate hearth provides an attractive focal point, complemented by two fireside benches with useful storage shelving beneath. The dual aspect windows ensure the room enjoys plenty of natural light while making the most of the property's elevated position and surrounding scenery.

The staircase leads to the first floor landing, where an accessible stairlift is currently fitted. The landing provides access to all three bedrooms and the family bathroom, together with a useful storage cupboard ideal for towels and linen, which also houses the property's hot water cylinder.

The family bathroom comprises a three-piece suite including a panelled bath, vanity wash hand basin and WC, together with front and side aspect windows.

Bedroom Three is currently utilised as a study but offers a versatile space that could equally serve as a single bedroom, nursery or hobby room. The room benefits from a rear aspect window overlooking the gardens and countryside, together with a useful double storage cupboard incorporating hanging space and shelving.

Bedroom Two is a well-proportioned double bedroom with a rear aspect window, again enjoying the elevated outlook towards The Helm and surrounding countryside. A further double storage cupboard provides useful additional storage.



Dining Room



Living Room



Living Room



Bathroom



Bedroom Three / Study



Bedroom Two

Bedroom One is a particularly spacious principal bedroom, with windows to both the front and rear ensuring an abundance of natural light and providing exceptional views in both directions. Expansive fitted wardrobes extend along one wall, incorporating a built-in vanity unit. This room particularly benefits from the property's elevated position, with wonderful views both front and rear. Indeed, all three bedrooms benefit from the property's elevated setting and enjoy attractive views across the surrounding Lakeland landscape.

Externally, High Meadows continues to impress, with generous gardens providing an excellent amount of outdoor space and an appealing sense of privacy. A driveway to the front provides parking and leads directly to the integral garage. To the front, a flagged patio area overlooks the driveway and takes advantage of the elevated views, while a lawned garden is bordered by established shrubs and hedging, creating a pleasant degree of privacy.

A flagged pathway continues around the side of the property, enclosed by established trees and shrubs, before opening into the considerably larger rear garden. The generous rear lawn is bordered by a variety of established plants and shrubs and provides an excellent space for outdoor entertaining, family use or simply enjoying the peaceful surroundings. The rear garden is perhaps one of the property's greatest assets, with wonderful elevated views towards The Helm and across the open fields beyond. Together with the mature planting, generous lawn and sense of seclusion, it provides a wonderful outdoor setting in which to enjoy the peace and tranquillity of the surrounding countryside.

High Meadows is likely to appeal particularly to families, couples or those looking to move away from the immediate hustle and bustle of town while retaining convenient access to Kendal, Natland and the wider transport network. The well-proportioned accommodation, generous gardens, integral garage and exceptional front and rear views offer an excellent foundation for creating a comfortable and individual home. For those seeking a property with scope to modernise and make their own, the combination of space, setting and outlook makes this a particularly appealing opportunity.

Accommodation with approximate dimensions:

Ground Floor
Entrance Porch
Entrance Hall
Showerroom
Kitchen 8' 9" x 15' 5" (2.68m x 4.72m)
Dining Room 12' 7" x 12' 7" (3.85m x 3.84m)
Living Room 12' 11" x 17' 8" (3.96m x 5.4m)
First Floor Landing 15' 9" x 3' 5" (4.81m x 1.06m)
Bathroom
Bedroom Three / Study 8' 10" x 9' 3" (2.70m x 2.83m)
Bedroom Two 10' 7" x 10' 5" (3.24m x 3.18m)
Bedroom One 12' 11" x 17' 9" (3.95m x 5.42m)
Garage 18' 11" x 11' 9" (5.77m x 3.59m)
Parking: Driveway & Garage parking

Property Information:

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council tax band: F



Bedroom One



Rear External



Rear Garden



Rear Elevated



Front External / Views

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

What3Words & Directions: [///slot.trace.reward](https://www.what3words.com/slot.trace.reward)

Continue out of Kendal on Burton Road, continuing past the Westmorland General Hospital, then turn right onto Oxenholme Lane. High Meadows is the fourth property on the left hand side.

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).

Agents Note: Please note this property is subject to the Grant of Probate. We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.

Meet the Team

Keira Evans

Branch Manager & Property Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Senior Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jamee Davies

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Felicity Warman

Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Book Online Now



Need help with **conveyancing**? Call us on: **01539 792032**

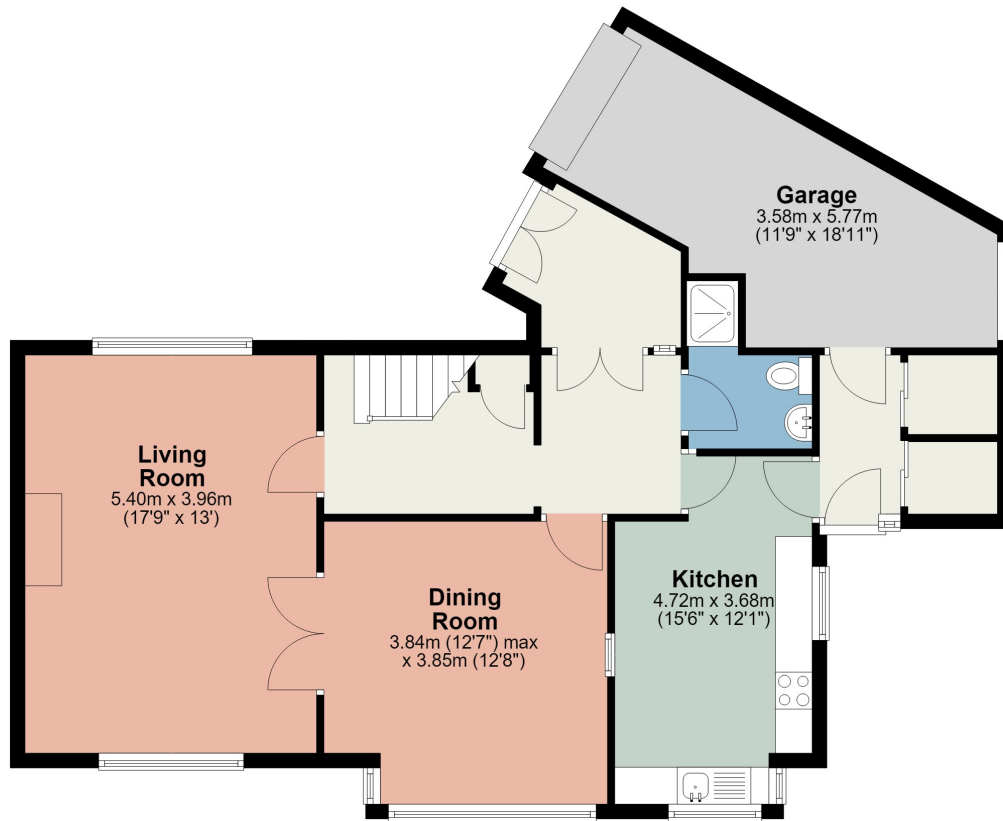


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

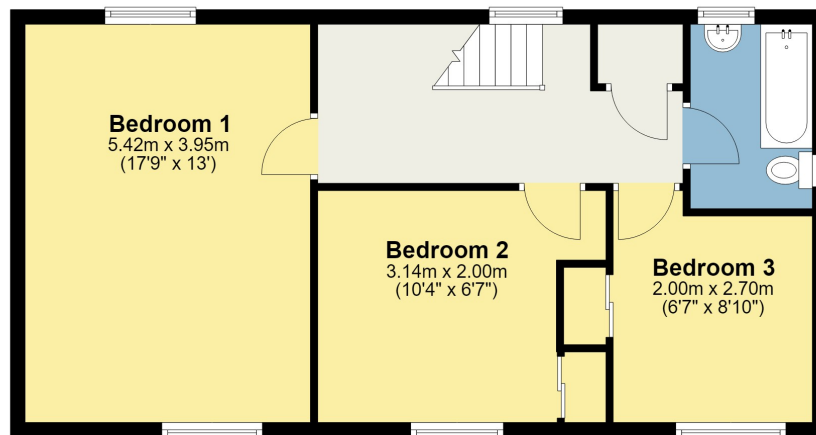
Ground Floor

Approx. 90.7 sq. metres (976.6 sq. feet)



First Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



Total area: approx. 146.8 sq. metres (1580.5 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.

High Meadows, Natland

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 25/08/2026.

Request a Viewing Online or Call 01539 729711