



## Kendal

**£260,000**

2 Birklands Old Mill, Singleton Park Road, Kendal, Cumbria, LA9 7PX

2 Birklands, Old Mill, is a charming historic farmstead situated on the outskirts of Kendal. Offering a practical and easy to manage layout over three floors, the property comprises a dining kitchen, two reception and two bedrooms and a house bathroom. It also benefits from an allocated parking space and access to both front and rear communal gardens. With neutral décor throughout and no upward chain, this ready to move in home is ideal for a range of buyers. Early viewing is highly recommended.

### Quick Overview

- Charming mid terrace house
- Two reception rooms and kitchen
- Two double bedrooms
- Allocated parking space
- Communal gardens
- Quiet residential area
- Double glazing through
- No upward chain
- Early viewing recommended!
- Superfast broadband speed\*



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Property Reference: K7209



Kitchen

Entering through the front door, you are welcomed into the dining kitchen. Fitted with an attractive range of wall and base units with complementary work surfaces, it includes an inset sink and drainer, integrated oven with a four-ring electric hob and concealed extractor, plumbing for a washing machine, and space for a fridge/freezer. From the kitchen, the hallway provides stairs to the first floor, space for coats, and access to a cloakroom comprising a WC and wash hand basin.

The ground floor reception room, utilised as a dining room, features full-height windows overlooking the communal rear garden, with a door providing direct access outside, allowing natural light to fill the space.



Dining Room

On the first-floor landing, there is a useful storage cupboard housing the hot water cylinder and access to a reception room and a bedroom. The reception room enjoys a front aspect and is currently used as the main living room, while the bedroom overlooks the rear.

Stairs from the landing lead to the second floor, which offers additional storage space, a further double bedroom with a front aspect and the house bathroom. The bathroom includes a panelled bath with shower over, WC, and wash hand basin, complemented by part-panelled walls, a window with a deep sill, and access to a spacious storage cupboard with loft access.



Living Room

Externally, the property benefits from an allocated parking space, communal gardens to the front, and additional low-maintenance space to the rear for storage sheds and rotary dryers, providing areas for outdoor relaxation or practical use.

Whether you are looking for a permanent residence, holiday home, or investment property, 2 Birklands offers a versatile and charming option in a sought-after location.

Accommodation with approximate dimensions:

Ground Floor

Dining Kitchen

10' 7" x 10' 8" (3.24m x 3.26m)

Hallway

Cloakroom

Living Room

10' 7" x 10' 4" (3.25m x 3.16m)

First Floor

Landing

Bedroom One

10' 7" x 10' 8" (3.25m x 3.26m)

Bedroom Two

10' 8" x 8' 8" (3.26m x 2.66m)

Second Floor

Landing

Bedroom Three

10' 7" x 10' 7" (3.25m x 3.25m)

Bathroom



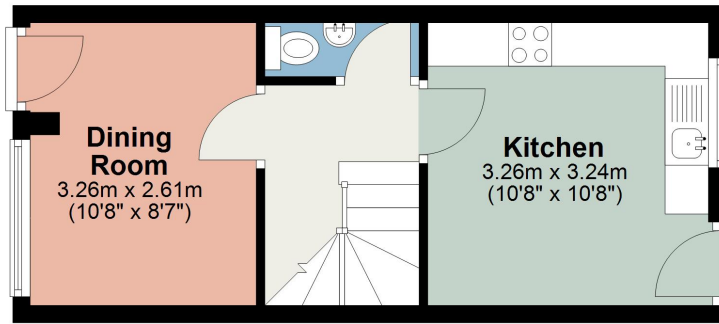
Bedroom One

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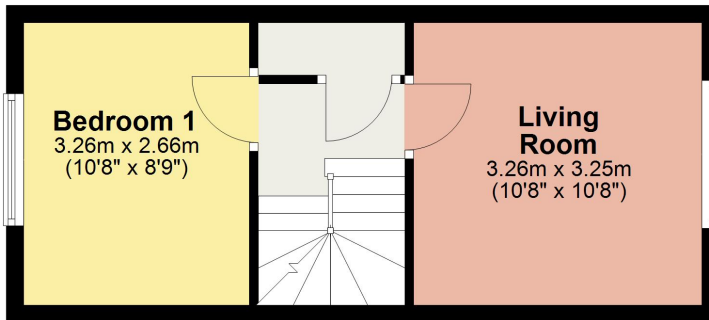
## Ground Floor

Approx. 25.5 sq. metres (274.8 sq. feet)



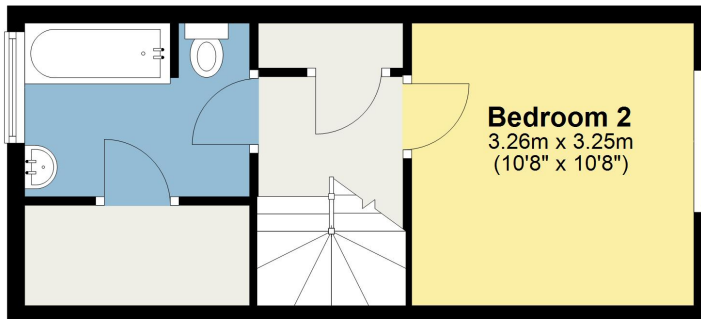
## First Floor

Approx. 25.4 sq. metres (273.9 sq. feet)



## Second Floor

Approx. 25.2 sq. metres (270.8 sq. feet)



**Total area: approx. 76.1 sq. metres (819.4 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.

## 2 Birklands Old Mill, Kendal

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