

## Natland

**£235,000**

6 Helme Lodge, Natland, Kendal, LA9 7QA

6 Helme Lodge is a charming two-bedroom first-floor apartment located within the prestigious Helme Lodge Private Estate. Set inside the original Grade II Georgian House, the apartment offers well-planned living accommodation featuring a spacious living room, breakfast kitchen, bathroom and garage. Residents enjoy picturesque views over the beautifully maintained gardens, grounds, and open fields beyond.

The apartment benefits from a range of leisure facilities, including a fitness room, sauna, billiard room and tennis court, making it ideal for both permanent residence and holiday enjoyment. Offered with no upward chain and vacant possession, it presents a wonderful opportunity to move straight in.

### Quick Overview

Charming apartment within Helme Lodge estate

Grade II Georgian House

Leisure facilities include; Fitness room, tennis court & more!

Convenient but peaceful & quiet location

Splendid views across the countryside

Living room and breakfast kitchen

Two double bedrooms

Four piece bathroom suite

No upward chain!

Ultrafast Broadband available\*



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Ultrafast  
Broadband  
Available



Off Road Parking

Property Reference: K7189



Living Room



Living Room



Kitchen



Bedroom One

Access to the apartment is gained via the communal entrance hall, followed by a flight of stairs leading to the private entrance of number 6. The entrance hall is welcoming, featuring an entry phone system, original plaster cornicing and a dado rail, blending character with convenience.

The living/dining room is a delightful space with a sash window that frames stunning views across the gardens and grounds. An attractive fireplace with a living flame gas fire adds warmth and charm, complemented by original plaster cornicing and a picture rail. A shelved alcove with cupboard provides practical storage.

The breakfast kitchen is fitted with a range of wall and base units with complementary work surfaces and an inset bowl and half sink with drainer. Part-tiled walls and a sash window overlooking the gardens enhance the room's appeal. Kitchen appliances include a built-in oven, four-ring electric hob with extractor hood, space for a fridge/freezer and plumbing for a washing machine.

Bedroom one enjoys a sash window with a seat beneath, offering splendid views over the gardens and open countryside. Bedroom two also features a sash window with seating and boasts fitted wardrobes, while enjoying views across the surrounding gardens and fields.

The bathroom comprises a four-piece suite including a large shower cubicle, panel bath with shower mixer tap, wash hand basin and WC. Part-tiled walls, downlights and a heated towel radiator complete this elegant space.

Residents have access to expansive landscaped grounds and communal amenities, including a tennis court, gym and billiard room, all designed for relaxation and enjoyment. Ready for its new owner to personalise, this apartment offers an exceptional lifestyle opportunity with no upward chain. Early viewing is highly recommended.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Communal entrance hall**

**First Floor**

**Private entrance hall**

**Living/dining room** 13' 3" x 15' 1" (4.06m x 4.60m)

**Breakfast kitchen** 6' 9" x 16' 8" (2.06m x 5.10m)

**Inner Hall**

**Bedroom One** 14' 8" x 10' 7" (4.48m x 3.25m)

**Bedroom two** 9' 0" x 13' 0" (2.76m x 3.97m)

**Bathroom**

**Parking:** Ample parking is available at the front of the main house.

**Garage:** situated in the nearby Garage Block with up and over door, power and light.

#### Property Information:

**Tenure:** Leasehold - Held on the balance of a 999 years from 1st June 1989.

The grounds and leisure facilities are freehold and owned by all the residents. The Service Charge currently payable is £357 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.

**Services:** 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:** ///palm.squad.rare

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. The entrance door for number 6 can be found on the left hand side of the main house.

The garages are to be found by bearing left at this point. Once parked, the Main House can be found directly in front of you

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom Two



Bathroom



Views



Games Room

# Helme Lodge, Natland, Kendal, LA9

Approximate Area = 805 sq ft / 74.7 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 977 sq ft / 90.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1371071

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