



Natland

£495,000

Burnsall, Oxenholme Lane, Natland, Kendal, Cumbria, LA9 7QH

Welcome to Burnsall, a charming three-bedroom detached residence situated on the outskirts of the sought-after village of Natland, positioned on Oxenholme Lane. The property enjoys a desirable village setting, whilst remaining within easy reach of Kendal town centre and its excellent range of amenities, including well-regarded schools, bars, restaurants and shops. Natland Primary School is also just a short walk away, whilst excellent transport links are close at hand, including convenient access to the M6 motorway and Oxenholme Lake District Railway Station. The property offers well-proportioned and versatile accommodation arranged over two floors, comprising three bedrooms, two versatile reception rooms, a breakfast kitchen, family bathroom and two shower rooms, together with a particularly useful garage/workshop space. Externally, Burnsall benefits from enclosed gardens to both the front and rear, as well as a further secluded side garden, whilst the rear garden enjoys the afternoon and evening sunshine. The versatile accommodation and generous outside space make this an appealing home for those looking to settle within a peaceful and well-connected village, whether seeking a comfortable home for the future or requiring additional space for a growing family.

Quick Overview

- Three-bedroom detached residence
- Two versatile reception rooms
- Three bathrooms including two shower rooms
- Generous garage/workshop with potential
- Attractive enclosed gardens and patio
- Excellent M6 and rail links
- Sought-after village of Natland
- Close to well regarded schools
- Private driveway and parking
- Ultrafast broadband speed*



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Ultrafast
Broadband



Driveway Parking

Property Reference: K7379



Driveway



Entrance Porch / Sunroom



Shower Room



Kitchen

The accommodation is entered from the rear into a useful rear porch, currently providing a pleasant sunroom-style entrance with side and rear aspect windows. A door leads through into the hallway, where the first shower room can be found to the left. The room is fitted with part-tiled walls and flooring, a WC, wash hand basin, corner shower with handheld attachment, rear aspect window and wall-mounted heated towel rail.

To the right of the hallway is the breakfast kitchen, fitted with a comprehensive range of wall and base units, together with a sink and drainer positioned beneath an expansive rear aspect window, allowing plenty of natural light into the room. Integrated appliances include a Bosch grill oven and microwave, Bosch fridge, Bosch dishwasher and four-ring gas hob. There is space for a dining table, making this a sociable and practical heart of the home. Double doors also open into a useful linen cupboard, housing the property's hot water cylinder and providing excellent storage for towels, linen and household essentials.

A further door leads into the inner hallway, with bedroom one situated to the left. This is a generous double bedroom enjoying a front aspect window overlooking the attractive front garden and views beyond. A comprehensive range of built-in cupboards and drawers extends along one wall, incorporating a vanity wash hand basin and mirror, whilst fitted wardrobes are positioned on the opposing wall, providing an excellent amount of storage.

Next door is the house bathroom, fitted with a WC, vanity wash hand basin, walk-in shower with handheld attachment and panelled bath, together with part-tiled walls and a front aspect window. Further internal storage is incorporated within the room, providing useful space for toiletries and bathroom essentials.

Opposite is the versatile dining room, currently utilised as a fourth bedroom, offering excellent flexibility to suit the needs of the new owner. The room could equally be used as a formal dining room, home office, hobby room or additional bedroom, subject to any necessary requirements. A rear aspect window provides plenty of natural light.

The inner hallway itself is a particularly light and attractive space, with glazed doors leading through to the front porch, which is currently used as a further sunroom. Positioned to take advantage of the afternoon and evening sunshine, this provides a lovely place to sit and enjoy the outlook with a morning coffee or evening drink, whilst the glazed doors allow natural light to flow back through into the inner hallway. The porch could also provide an alternative entrance point to the property.

The living room is accessed from the inner hallway and provides a spacious and comfortable area for both family life and entertaining. Front and side aspect windows allow plenty of natural light into the room, whilst a cast iron log burner set within a stone hearth with wooden mantle creates an attractive focal point. An internal shelving and storage unit has been incorporated to the side of the fireplace, providing useful space for books, games and decorative items.

Stairs rise from the hallway to the first floor, where bedrooms two and three and the second shower room can be found. The open landing provides a particularly versatile area, with room for a desk or study space, making it ideal for children completing homework or for those working from home. Useful under-eaves storage is also available. Exposed wooden beams run throughout the landing, complemented by Velux roof lights which add further natural light and character.

Bedroom two is positioned to the right and is a good-sized double room featuring two Velux roof lights and exposed wooden beams, creating a bright and characterful space. Bedroom three is positioned to the opposite side and is another well-proportioned double bedroom, benefiting from a Velux roof light, side aspect window, exposed beams



Kitchen



Bedroom One



Dining Room / Bedroom Four



Bathroom



Entrance Hallway



Living Room

and useful eaves storage. Situated between the two bedrooms is the second shower room, fitted with a walk-in shower with handheld attachment, wash hand basin and WC, together with part-tiled walls and a Velux roof light.

The garage is accessed from the entrance hallway and provides a substantial and versatile space, currently fitted with a range of wall and base units, sink and drainer, together with power and lighting. Although the garage is generously proportioned, the current driveway and front garden arrangement means that a vehicle cannot presently be driven into the garage. The space nevertheless offers excellent potential for a variety of uses, including storage, workshop space or potentially further living accommodation, subject to any necessary permissions and consents.

Externally, Burnsall continues to offer plenty of appeal. A long driveway provides private access and ample parking, running along the left-hand side of the property towards the front. The property previously had vehicular access around the front of the house to the garage, however this area has since been transformed into a generous flagged patio, creating a particularly attractive outdoor seating area and meaning the garage is no longer accessible by car.

The front garden is beautifully enclosed by established shrubs, mature trees and planting, with a flagged patio running parallel to the property and a number of attractive stone features adding interest throughout. The generous front patio provides an excellent area for outdoor seating and entertaining, with the position allowing the new owners to enjoy the evening sunshine and outlook beyond.

To the rear is a private enclosed garden, again well established with a variety of mature trees, shrubs, plants and flower beds, creating a pleasant and peaceful outdoor space. A further secluded side garden can be accessed from both the front and rear of the property. This area is particularly private and enclosed, surrounded by established trees and mature planting, creating a naturally sheltered and shaded garden area. There are a number of planted beds and an additional outhouse, offering useful storage and further scope for the space to be enjoyed as a quiet garden retreat.

Burnsall is a versatile and characterful detached home, offering generous accommodation, excellent flexibility and a variety of attractive outdoor spaces, all within the highly sought-after village of Natland. With its convenient position for Kendal, local schooling, transport links and the wider Lake District, together with the potential to further adapt the accommodation to suit individual requirements, this is a property that offers plenty of scope for a variety of buyers. Early viewing is highly recommended to fully appreciate the space, setting and potential on offer.

Accommodation with approximate dimensions:

Ground Floor

Rear Porch 6' 6" x 15' 5" (2m x 4.7m)

Hallway

Shower room one

Breakfast kitchen 11' 1" x 17' 8" (3.4m x 5.4m)

Inner hallway

Bedroom One 14' 5" x 17' 8" (4.4m x 5.4m)

Bathroom

Dining Room 11' 1" x 13' 9" (3.4m x 4.2m)

Entrance porch / Sunroom

Living room 25' 11" x 16' 4" (7.9m x 5m)

First floor landing

Bedroom Two 15' 5" x 15' 5" (4.7m x 4.72m)

Shower room two



First Floor Landing



Bedroom Two



Bedroom Three



Front Patio



Rear External

Bedroom Three 10' 2" x 15' 8" (3.1m x 4.8m)

Garage Power and light.

Parking: Driveway parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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

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

What3Words & Directions: ///mimic.quit.deed

Continue out of Kendal on Burton Road, continuing past the Westmorland General Hospital, then turn right onto Oxenholme Lane. Continue along and the property is on the right hand side just before the left turn to Longmeadow Lane.

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 £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).

Meet the Team

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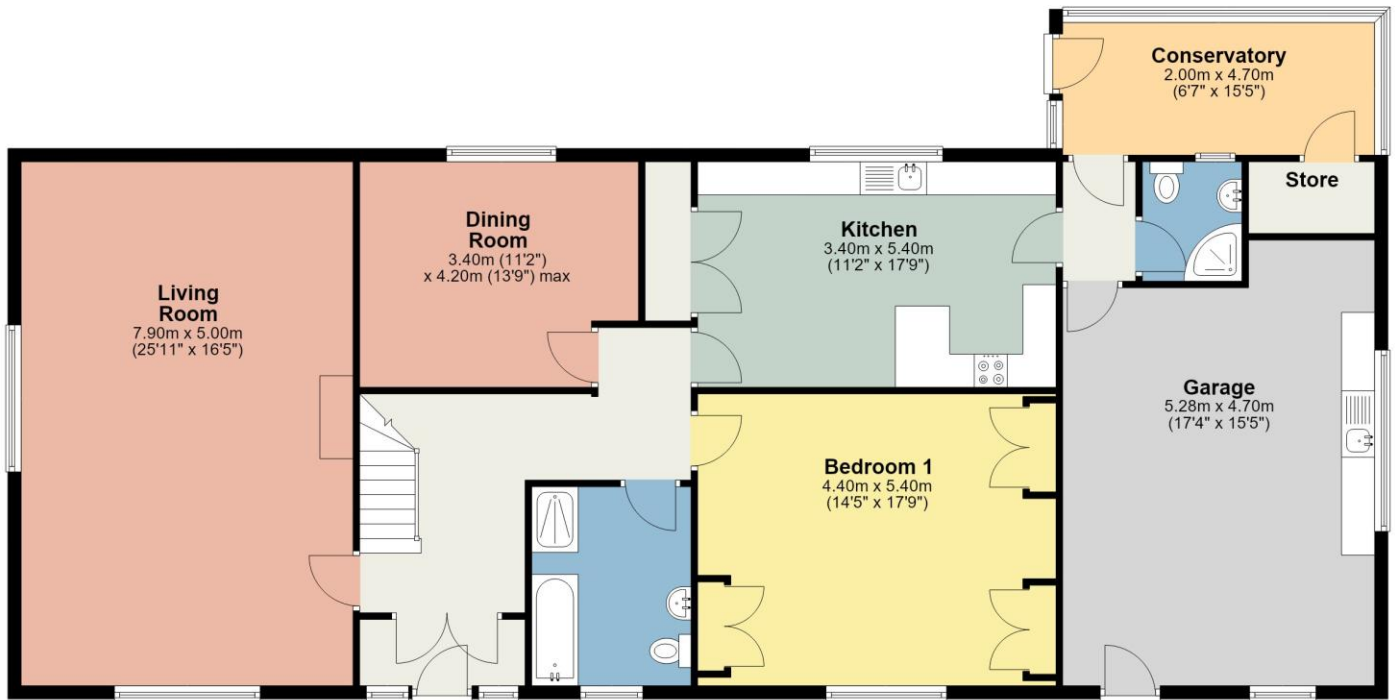


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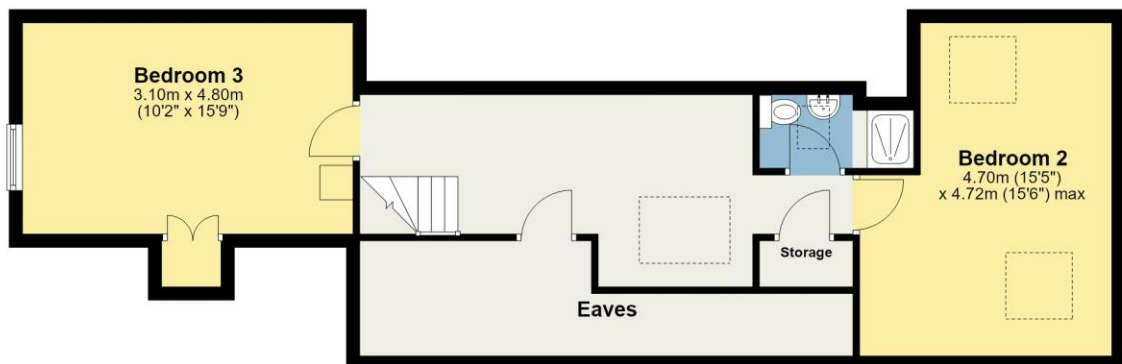
Ground Floor

Approx. 169.3 sq. metres (1822.1 sq. feet)



First Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 236.5 sq. metres (2545.4 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.

Burnsall, Natland

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