

## Natland

**£575,000**

6 St. Marks Fold, Natland, Kendal, Cumbria, LA9 7QU

6 St Marks Fold is an excellent presented detached family home, located in the sought-after village of Natland. The village is one of South Lakeland's most picturesque, set around a charming village green and enjoying a thriving community with a church, primary school and village hall. Just two miles south of the historic market town of Kendal, the property is ideally placed for everyday amenities as well as leisure, with superb transport links including Oxenholme Station on the West Coast mainline. Both the Lake District and Yorkshire Dales National Parks are within easy reach, making this an excellent base for family living, commuting and recreation.

### Quick Overview

- Detached family property
- Front and rear gardens
- Off road parking & garage
- Two reception rooms
- Shower room & ensuite shower room
- Quiet village location
- Close to local amenities
- Gas central heating
- Early viewing recommend!
- Ultrafast broadband speed\*



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C



Ultrafast



Off road  
parking

Property Reference: K7160



Entrance Hall

On entering the property, you are welcomed by a bright and inviting hallway with an attractive timber staircase rising to the first floor. From here there is access to the cloakroom, fitted with a WC, vanity unit with wash hand basin, part tiled walls and a window, adding practicality to the space.

The spacious living room enjoys views over the green to the front through two windows, allowing natural light to fill the room. An open fireplace with a wood-burning stove set on a slate hearth with a wooden mantel creates a warm and welcoming focal point, perfect for cosy evenings.



Downstairs Cloakroom

The dining kitchen lies to the rear of the house and is well designed for modern family living. It is fitted with a sleek range of wall and base units complemented by work surfaces, an inset sink, tiled splashbacks and tiled flooring. Built-in appliances include; an oven, microwave, dishwasher and Bosch four-ring electric hob with stainless steel extractor, with space for a large fridge freezer. There is also space for a large fridge freezer. From here, a door leads into the utility room, which provides additional storage with wall and base units, plumbing for a washing machine, space for a dryer and access to both the garage and the garden.

The dining area is open plan to a delightful garden/family room, an excellent addition that provides versatile living space. This lovely room enjoys views across the garden and patio doors open directly outside, seamlessly blending indoor and outdoor living and making it an ideal space for entertaining or family gatherings.



Dining Area

The first-floor landing gives access to the bedrooms, family shower room and airing cupboard housing the hot water cylinder.

The main bedroom is a good-sized double with front aspect and en-suite shower room, which comprises a shower cubicle with rainhead and handheld attachments, wash hand basin, WC, tiled walls and flooring, heated towel rail and window. The second bedroom is a double with built-in wardrobe and views over the rear garden, while the third is a single room, also to the rear. The family shower room is fitted with a walk-in shower, vanity unit with wash hand basin and WC, with panelled walls and window.



Family Room

A split-level landing leads to two further bedrooms. The fourth bedroom is a double with built-in wardrobes and rear aspect, and the fifth bedroom, currently used as a study, enjoys a front outlook. Together these rooms provide flexibility for family living, guests or working from home.

6 St Marks Fold offers a rare opportunity to acquire a beautifully maintained family home in one of the area's most desirable villages. With its blend of modern comfort and superb location, it is perfectly suited to those seeking both convenience and a welcoming community setting.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Living Room

12' 10" x 16' 0" (3.93m x 4.90m)

Dining Kitchen

7' 8" x 25' 9" (2.36m x 7.85m)

Utility Room

5' 10" x 7' 7" (1.79m x 2.33m)

Garden/family Room

12' 11" x 16' 3" (3.95m x 4.97m)

First Floor

Landing

Bedroom One

12' 11" x 9' 6" (3.96m x 2.91m)

Bedroom Two

8' 9" x 10' 6" (2.67m x 3.22m)

Bedroom Three

8' 6" x 7' 10" (2.61m x 2.39m)

Ensuite Shower Room

Family Shower Room

Split landing

Bedroom Four

8' 8" x 11' 9" (2.65m x 3.59m)

Bedroom Five

7' 10" x 8' 7" (2.39m x 2.64m)

Integral Garage

8' 10" x 19' 2" (2.70m x 5.85m)

Up and over, power and light and wall mounted gas boiler.

Parking: Off road parking for two vehicles.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band E

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.



Bedroom One



En Suite to bedroom One



Rear External



House Shower Room



Rear Garden

**What3Words & Directions:** [///lows.prices.pilots](https://www.what3words.com/lowpricespilots)

On entering the village take the Sedgwick Road and continue along taking the left turn into the development, (opposite Applegarth School) and number 6 is then found on your left side close to the head of the cul-de-sac.

**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 (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).

Request a Viewing Online or Call 01539 729711

## Meet the Team

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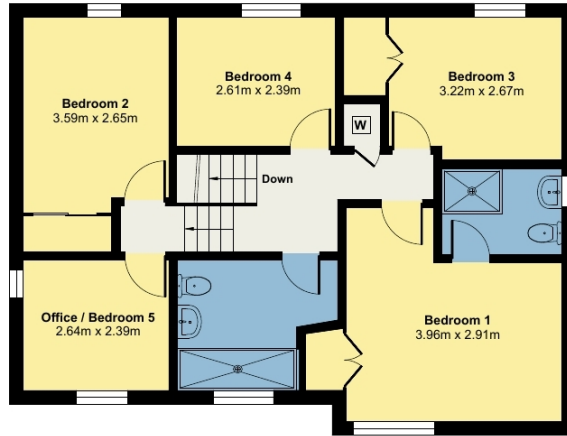
# St. Marks Fold, Natland, Kendal

Approximate Area = 1571 sq ft / 145.9 sq m

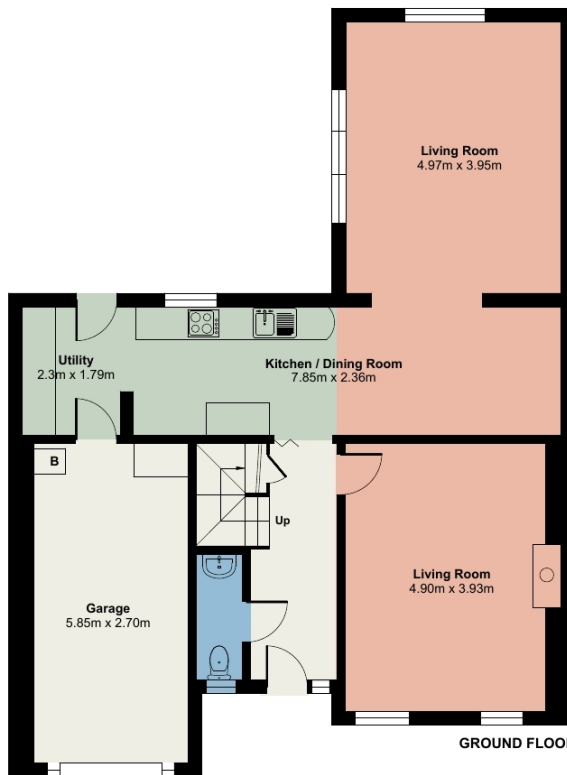
Garage = 170 sq ft / 15.7 sq m

Total = 1741 sq ft / 161.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Hackney & Leigh. REF: 1342397

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