

Kendal

£245,000

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*

2	1	2	EPC D	*Ultrafast Broadband Available*	*Allocated Parking*

Property Reference: K7209



Kitchen



Dining Room



Living Room



Bedroom One

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.

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.

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

Request a Viewing Online or Call 01539 729711

Parking: Off road parking

Property Information:
Tenure: Freehold.

Service charge of £ 906.32 annually to cover grounds maintenance, maintenance of chipped drives/parking areas, top up chippings (annually), grit-supply, landscaping, walls, paths, servicing (x 2 p.a) & emptying of sewerage treatment system (x 1 p.a) and administration time

Council Tax: Westmorland and Furness Council - Band C

Services: Mains electricity, mains water and private drainage.

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

What3Words & Directions: ///civic.ruins.pots

From Kendal town centre, head along Aynam Road, then continue onto Lound Road. At the traffic lights, turn left onto Parkside Road and follow it to the end, then turn right onto Singleton Park Road. After a short distance, take the left turning into Birklands, follow the road and bear left and number 2 can be found straight ahead on the left.

Viewings: 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).

Agent Note: Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Please note that this property is currently part of a larger Land Registry title and will require a Transfer of Part upon completion. While this process does not typically delay the conveyancing timeline, it may incur a small additional legal fee



Bedroom Two



Bathroom



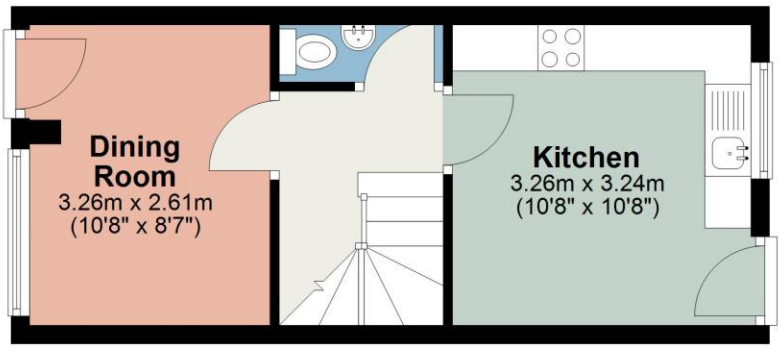
Front Elevation



Rear

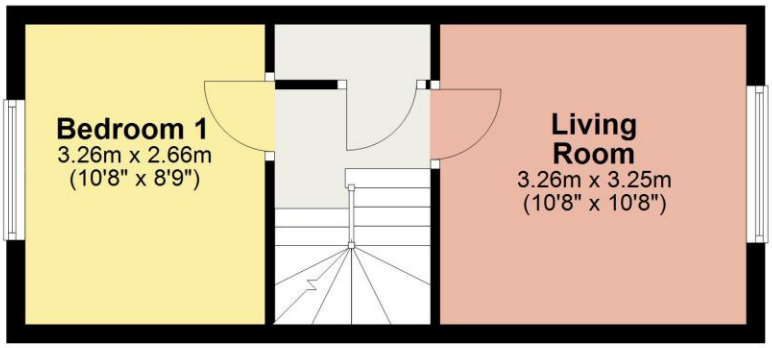
Ground Floor

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



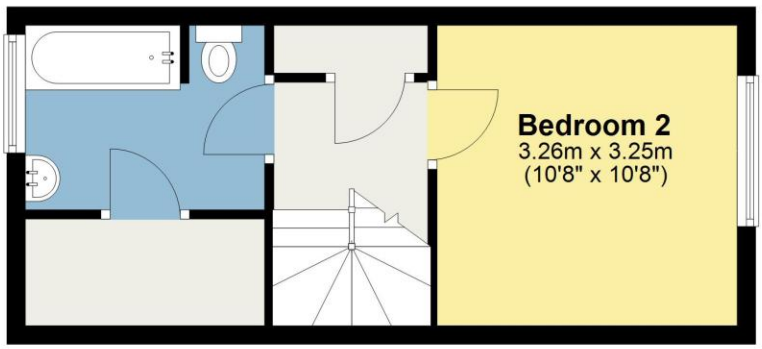
First Floor

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

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 28/04/2026.

Request a Viewing Online or Call 01539 729711