



6 HELME LODGE, NATLAND, KENDAL, CUMBRIA, LA9 7QA
£295,000

MILNE MOSER
SALES + LETTINGS

6 HELME LODGE
NATLAND
KENDAL
LA9 7QA



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GARAGE &
PARKING

OVERVIEW

Forming part of a Grade II listed Georgian Gentleman's Residence, this elegant two bedroom apartment is available with no onward chain. Dating back to 1824, the house stands in wonderfully maintained grounds with views over farmland and countryside. Converted into 12 apartments during the 1980s, each property is unique within the building - character features have been retained where possible and tastefully blended with more modern fitments. Number 6 is on the first floor and boasts two double bedrooms, both with lovely views, a lounge diner, modern bathroom and a kitchen. Below the main house is a leisure suite with well-equipped gym, sauna and snooker room. There is an all-weather tennis court along with residents and visitors parking area and private garages. Well located for Kendal amenities, supermarket, hospital and Oxenholme Station for the Westcoast Mainline.

ACCOMMODATION

Approaching the apartment from the parking area in front of the main house, a communal door leads to a ground floor entrance and stairs lead to the first floor. There is internal access to the leisure suite from the hallway. The first floor landing has access to flats 6 and 7.

HALLWAY

The character features are evident in the hallway with deep architraves, period doors and dado rail. The bedrooms lead off to the rear of the apartment and there are two wall lights and a radiator. Wall mounted video entry phone.





LOUNGE DINER

15' 1" x 13' 3" (4.60m x 4.03m)

A sash window faces the front aspect with outlook across the grounds towards Kendal Golf Course and Serpentine Woods. A marble effect fire surround provides a focal point and has a living flame gas fire and marble style inset. Alcove cupboard with lit shelves above, a radiator, four wall lights and a television point.

KITCHEN

6' 9" x 15' 7" (2.05m x 4.75m)

Also facing the front and enjoying the lovely view, the kitchen is fitted with cream farmhouse style base and wall units, pale worktops, tiled splashbacks and a white one and a half bowl sink with drainer. Electric hob with hood above, an electric oven, space for a fridge freezer and plumbing for a washing machine. A cupboard houses the hot water cylinder and there is a radiator and a sash window.

BATHROOM

9' 6" x 6' 9" (2.89m x 2.07m)

In keeping with the age of the property, the bathroom is fitted with a tasteful modern suite with period fittings. There is a wash stand style basin, concealed cistern WC, bath with mixer above and a shower cubicle., Spotlights and downlights, an extractor, shaver point and chrome heated towel rail. Cupboard.

INNER HALL

Hanging space for coats and a wall light.

BEDROOM

10' 8"/5' 9" x 14' 6"/9' 4" (3.26m/1.75m x 4.41m/2.84m)

An L shaped room with a sash window overlooking the grounds towards open farmland and countryside. A good range of wardrobes have built around a corner and there is a co-ordinating bedside cabinet. Two wall lights, a ceiling light, radiator and television point.

BEDROOM

9' 0" x 13' 0" (2.73m x 3.96m)

Also facing the rear aspect and having a lovely view, the second double bedroom has a radiator, ceiling light, telephone point and sash window.



EXTERNAL

Helme Lodge is a mansion complex, developed in the 1980s with the conversion of the house into an apartment and the creation of 21 cottages on the grounds of the former walled garden. The gardens and grounds that surround the properties are beautifully maintained and have many noted mature trees, lawn areas, all-weather tennis court and private seating areas. There are numerous residents' parking areas plus designated visitors' spaces and drying areas for the apartments. Beneath the main house is a leisure suite for the use of residents. A snooker room with full-size table, a well-equipped gym, sauna and changing rooms are all available to use and managed by the residents' association/management company.

GARAGE

8' 5" x 17' 5" (2.57m x 5.31m)

Located in a block, the garage has an up and over door, mezzanine roof storage, a light and power.

GENERAL INFORMATION

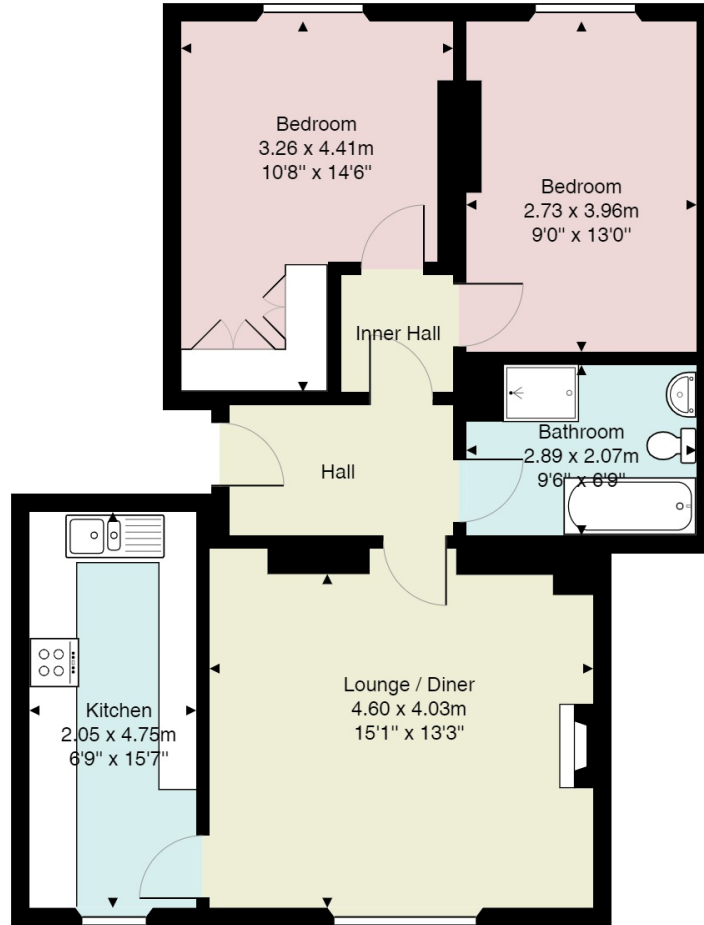
Services: Mains Water, Electric and Drainage. The gas central heating is from a communal boiler.

Tenure: Leasehold. Balance of a 999 year lease from 1 June 1989. The monthly management charge of £330.00 and includes buildings insurance; external maintenance and decoration of the building; lighting, electric, and cleaning of the communal areas; upkeep of the communal gardens and access to all leisure facilities. No parked camper vans. Pets with the approval of the residents via the Helme Lodge Homes and Gardens Board of Directors. As an owner you will also have a 1/33 share in Helme Lodge Homes and Gardens Limited.

Council Tax Band: E

EPC Grading: D





1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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