



4 MILL YARD, NATLAND MILL BECK LANE, KENDAL, CUMBRIA, LA9 7LH
£425,000

MILNE MOSER
SALES + LETTINGS

4 MILL YARD
NATLAND MILL BECK LANE
KENDAL
LA9 7LH



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GARAGE

OVERVIEW

Forming part of a lovely courtyard development, this two bedroom conversion is much more than meets the eye. Character charm is in abundance throughout with the owners adding thoughtful bespoke touches to retain the feeling of the original farm building. A lounge diner welcomes you into the property and there is a well fitted kitchen. A stone faced extension has been added at the rear creating a lovely vaulted ceiling sitting room with doors to the garden plus a handy office. Both bedrooms are doubles with one having an ensuite cloakroom and there is a main bathroom with four piece suite. Moving outside are well tended mature gardens - larger than expected with seating areas, patio, verandah and rockery beds. Completing the picture is a garage. Convenient for the local amenities at Asda, Westmorland General Hospital, doctors and Oxenholme Mainline station. Available with no onward chain, the property really must be viewed to appreciate the setting and size of accommodation on offer.

ACCOMMODATION

A part glazed door from the front courtyard leads into the lounge diner. There is a side access via the ginnel into the kitchen diner.

LOUNGE DINER

14' 8" x 16' 8" (4.48m x 5.07m)

Having beams to the ceiling and a cosy gas fired woodburner, this welcoming room has double glazed windows with bespoke metalwork to both the front and rear aspects and period style doors to the kitchen and sitting room. There are alcove





bookshelves with a cupboard beneath, two ceiling lights and a radiator.

SITTING ROOM

12' 0" x 14' 5" (3.66m x 4.39m)

Forming part of the extension, the sitting room has a vaulted ceiling with exposed beams and stonework and a tiled floor. Double glazed French doors lead to the side patio and there are two double glazed windows, both with bespoke metalwork. High level shelving, enclosed gas fire, spotlighting and a radiator.

OFFICE

7' 0" x 9' 10" (2.14m x 3.00m)

A stable door leads to the verandah and there is a Velux rooflight. Exposed stonework wall, a radiator, spotlighting and bookshelves. Tiled floor.

KITCHEN DINER

9' 9" x 16' 9" (2.96m x 5.10m)

A double glazed window with bespoke metalwork faces into the courtyard and there is a further full height double glazed window and door at the side. Fitted with pine base and wall units, tiled worktops and a stainless steel sink with drainer. Electric hob with hood above, an electric oven and microwave and integrated fridge freezer. There is plumbing for a dishwasher, a useful under stair cupboard, two ceiling lights and a radiator. Beams to the ceiling add character and there are stairs with wooden balustrade and spindles leading to the first floor.

LANDING

A rooflight floods the landing a stairwell with natural light and there is a generous built in cupboard. Access to the loft and a ceiling light.



BEDROOM

15' 3" x 17' 4" (4.66m x 5.28m) max inclusive

A generous double bedroom with views over the garden and trees. Beams to the ceiling, a radiator, ceiling light and access to loft space. Double glazed windows with bespoke metalwork.

ENSUITE WC

4' 5" x 4' 5" (1.84m x 1.35m)

Fitted with a corner WC and pedestal wash hand basin. Pine panelling and a wall light.

BEDROOM

8' 1" x 16' 11" (2.46m x 5.15m)

The second double bedroom has a rooflight to the rear fitted with an electric blind and a feature narrow double glazed window at the front. Beams to the ceiling, a radiator and ceiling light.

BATHROOM

8' 4" x 8' 0" (2.54m x 2.44m) max

An L shaped bathroom fitted with a quadrant shower enclosure, a bathroom, WC and pedestal wash hand basin. A rooflight, heated towel rail, spotlighting and a ceiling light plus a shaver point. The double cupboard has shelving and houses the Vaillant boiler.

EXTERNAL

The communal courtyard at the front of the property is well looked after, there is space to park parallel to the front of the house and access to the garage. Handmade double gates lead through the ginnel (shared access for number 3) and into the rear garden. A hardstand/paved space could provide further parking and there is a patio close to the sitting room doors. To the side is a covered verandah which looks onto a rockery style bed with cascading water feature and banked area filled with flowering shrubs for year round interest. The gently sloping rear garden is lawned and there are fruit trees and mature evergreens. Seating areas have been created within the rockery beds.

GARAGE

11' 10" x 16' 0" (3.61m x 4.88m)

Having an electric roller door and pedestrian door. A double glazed window with metalwork at the side, power and light, shelving and a workbench.

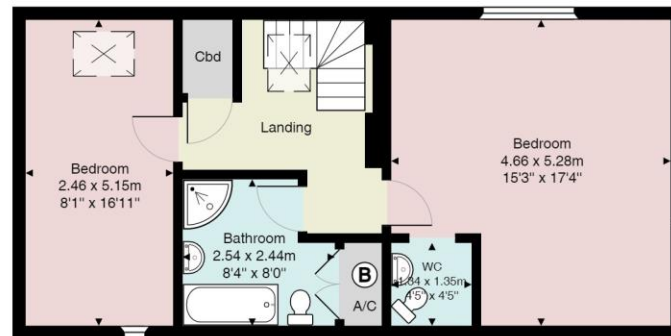
DIRECTIONS

From Burton Road, A65, proceed past the leisure centre and straight through at the traffic lights. At the roundabout with Asda and B&Q turn right onto Natland Mill Beck Lane. Pass Hansens Ice Cream Parlour and follow the lane down and round the bend. The turning the Mill Yard is on the left hand side with number 4 also being on the left once in the courtyard.
what3words///nights.luck.beard





Ground Floor



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





GENERAL INFORMATION

Services: Mains Water, Gas, Drainage and Electric

Tenure: Freehold

Council Tax Band: D

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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