



# Natland

**£575,000**

Fieldgate , Natland, Kendal, LA9 7QQ

Found in one of the area's most desirable villages, Fieldgate is an appealing detached property offering spacious and versatile accommodation in the heart of Natland. Renowned for its strong community feel and well-regarded local primary school, Natland provides an outstanding setting for families, while being conveniently close to the historic market town of Kendal and within close proximity to Oxenholme railway station, offering excellent transport connections. The area also benefits from easy access to supermarkets, wider transport links and the Lake District.

## Quick Overview

- Sought-after village location
- Attractive detached home
- Dual aspect throughout
- Four well proportioned bedrooms
- Contemporary fitted kitchen and dining area
- Versatile layout
- Easy access to Kendal town centre and amenities
- Wraparound lawned garden
- Ultrafast broadband available
- Driveway parking and integral garage



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Ultrafast  
Broadband  
Available



Garage & Internal  
Driveway

Property Reference: K7252



Entrance Hall



Dining Kitchen



Dining Kitchen



Living Room

The property occupies an attractive detached plot bordered by traditional stone walls, with a private driveway and garage enhancing both practicality and appeal. Stepping inside, you are welcomed by an impressively spacious entrance hall, featuring high ceilings and Velux windows that flood the space with natural light. A handy cloakroom with WC and wash hand basin sits just off the hall, alongside a generous coat cupboard with shelving and hanging space.

To the rear of the home lies the dining kitchen, thoughtfully designed for modern living. The kitchen is well-equipped with an integrated fridge freezer, four-ring electric hob with oven beneath, inset sink with drainer, and under-unit spot lighting. The dining area offers ample room for family meals and entertaining, with patio doors opening directly onto the lawned rear garden.

An internal door leads from the kitchen into the garage, which benefits from power, lighting, an up-and-over door and a useful mezzanine storage level. This space also houses the boiler and provides excellent additional storage.

The living room is a bright and inviting space, featuring a gas fireplace with mantle and hearth. Dual-aspect windows, along with patio doors opening onto the front lawn, allow natural light to pour in while offering lovely views towards the surrounding countryside.

The ground floor also hosts two bedrooms, adding flexibility to the layout. Bedroom Three is a spacious double with a rear aspect and benefits from an en-suite wet room, complete with WC, wash hand basin, electric shower, panelled walls and supportive handrails. A fourth bedroom/study sits adjacent, ideal as a home office, nursery or guest room.

Upstairs, there are two further generous double bedrooms. One enjoys a dual aspect with a dormer window framing far-reaching views across rolling fields and towards the fells, along with built-in under-eaves storage. The other also benefits from a dual aspect and Velux windows, creating a bright and airy atmosphere.

The house bathroom comprises a paneled bath with handheld shower attachment, pedestal wash hand basin, WC and a large built-in linen cupboard, with a Velux window providing natural light.

Externally, the property is surrounded by a wraparound lawned garden, offering plenty of space to relax and enjoy the peaceful setting. A garden shed provides useful storage, completing this attractive outdoor space.

Fieldgate presents a fantastic opportunity to acquire a well-balanced and spacious home in a highly sought-after village location.

#### Accommodation with approximate dimensions

Entrance Hall:

Cloakroom:

Storage Cupboard:



Living Room



Bedroom Three



Ensuite Wetroom



Bedroom Four / Study



First Floor Landing



Bedroom One

Dining Kitchen: 11' 5" x 18' 4" (3.50m x 5.60m)

Living Room: 13' 1" x 22' 3" (4.00m x 6.80m)

Bedroom Three: 15' 2" x 11' 9" (4.64m x 3.60m)

Bedroom Four/Study: 8' 10" x 11' 9" (2.70m x 3.60m)

First Floor

Bedroom One: 12' 9" x 16' 4" (3.90m x 5.00m)

Bedroom Two: 11' 1" x 16' 4" (3.40m x 5.00m)

House Bathroom:

Garage: 23' 11" x 9' 6" (7.30m x 2.90m)

Property Information

Parking: Driveway Parking & Integral Garage

Tenure: Freehold

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

Council Tax: Westmorland and Furness Council Tax band: F

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions [///cases.aware.tester](http://cases.aware.tester)

Enter the village via Natland Road. Turn left onto Oxenholme Lane, then take the next left turn, with the village hall on your right-hand side. Proceed through the gate. Fieldgate is located on the right-hand side, adjacent to the village hall.



Bedroom One



Bedroom Two



House Bathroom



Garden

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Garden

Request a Viewing Online or Call 01539 729711

## Meet the Team

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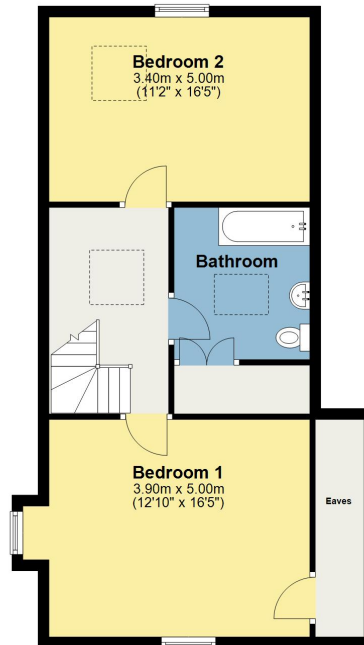
### Ground Floor

Approx. 117.4 sq. metres (1264.0 sq. feet)



### First Floor

Approx. 59.7 sq. metres (642.2 sq. feet)



Total area: approx. 177.1 sq. metres (1906.2 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.

Fieldgate, Kendal

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