



9 Kiln Croft, Skelsmergh
£550,000



9 Kiln Croft

Skelsmergh

A fabulous, very well proportioned barn conversion situated within a small, grade II listed development in a rural location yet just a short drive to the many amenities available in the market town of Kendal. The property offers easy access to both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and road links to the M6.

Located in a highly sought-after residential area, this delightful four bedroom barn conversion offers the perfect combination of character and contemporary living. The property boasts a spacious sitting/dining room with ample natural light flowing through the double-glazed windows. The heart of this home is the excellent dining kitchen, ideal for entertaining friends and family.

Additionally, the ground floor features a utility room handy for all your washing and dry needs and a downstairs toilet.

Upstairs are four generously sized double bedrooms with one having an en-suite bathroom comprising a W.C., wash hand basin to vanity and shower cubicle. The first floor also has a family bathroom which comprises a W.C., wash hand basin to vanity and bath with shower.

Outside, the property continues to impress with its well-designed outdoor spaces. The front driveway parking is convenient for residents and guests alike, while a water supply and well-stocked border add charm to the exterior. The seating area and elevated patio garden provide a tranquil spot to enjoy the surroundings, complete with a timber shed equipped with light and power. At the rear, a paved patio offers a lovely view of the communal gardens, ideal for relaxation and outdoor gatherings. Surrounding footpaths offer opportunities for countryside walks, with the property's proximity to the Dalesway ensuring easy access to nature trails just a half-mile away. With a detached garage and a variety of outdoor amenities, this property presents an exceptional opportunity for those seeking a harmonious blend of modern living and outdoor tranquillity.

- Delightful barn conversion
- Desirable residential location
- Sitting/dining room
- Double glazing
- Excellent dining kitchen
- Patio gardens to front and rear
- Four double bedrooms
- Utility room
- Bathroom, en suite and cloakroom
- Detached garage and off road parking

EPC RATING D

SERVICES

Mains electric, oil heating, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

Leave Kendal along the A6 Shap Road and after passing Kendal Rugby Club proceed past the right hand turn for Helme Lane taking the next right turn named Kiln Croft. Enter the development and bear left to find number 9 located on the left.

WHAT3WORDS: outsmarted.signed.reapply





GROUND FLOOR

ENTRANCE HALL

20' 9" x 7' 2" (6.33m x 2.18m)

SITTING DINING ROOM

20' 8" x 20' 1" (6.29m x 6.12m)

KITCHEN

16' 10" x 14' 9" (5.12m x 4.49m)

UTILITY ROOM

11' 3" x 10' 10" (3.43m x 3.29m)

CLOAKROOM

6' 8" x 3' 10" (2.03m x 1.18m)

FIRST FLOOR

LANDING

14' 11" x 8' 10" (4.54m x 2.68m)

BEDROOM

14' 2" x 11' 1" (4.31m x 3.38m)

BEDROOM

13' 11" x 9' 5" (4.24m x 2.87m)

BEDROOM

13' 9" x 13' 5" (4.20m x 4.08m)

BEDROOM

13' 0" x 11' 0" (3.96m x 3.35m)

EN-SUITE

6' 8" x 6' 4" (2.03m x 1.94m)

BATHROOM

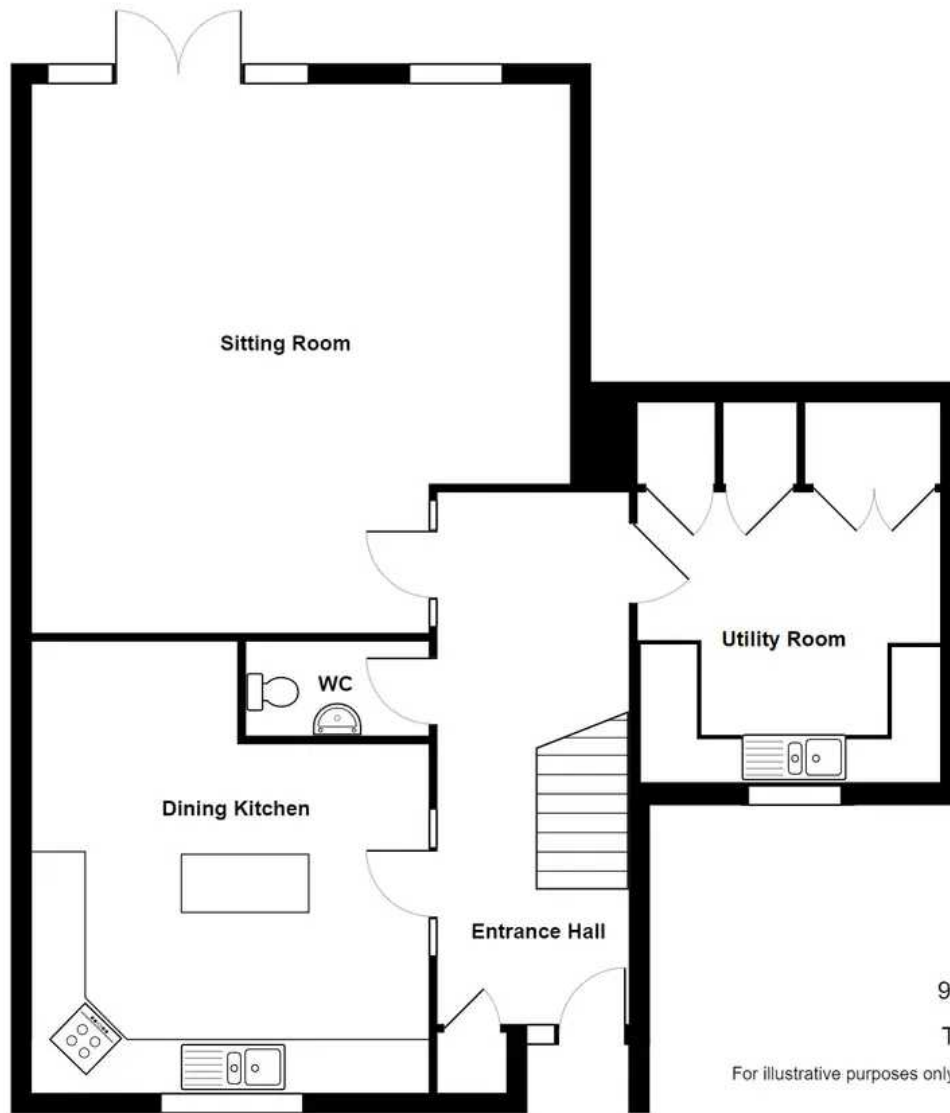
6' 6" x 6' 2" (1.97m x 1.88m)



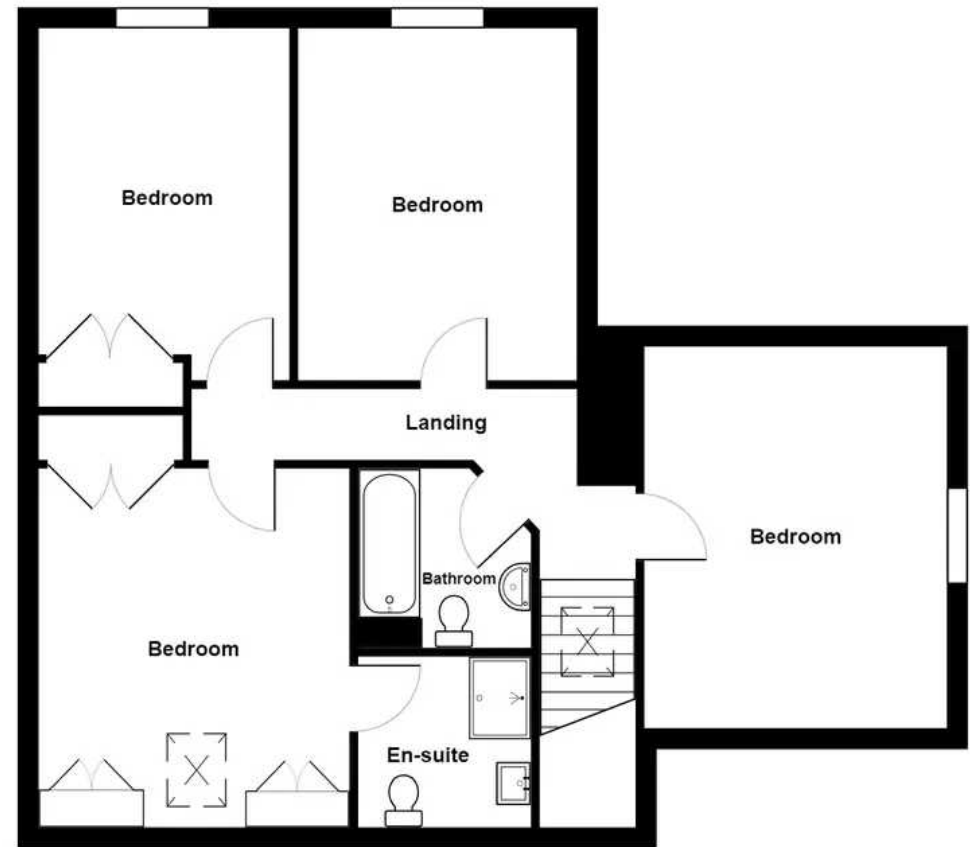








Ground Floor



First Floor

9 Kiln Croft, Skelsmergh, Kendal

Total Area: 164.9 m² ... 1775 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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