



6 ASH VIEW, MEALBANK, KENDAL, CUMBRIA, LA8 9DN  
**£315,000**

**MILNE MOSER**  
SALES + LETTINGS



6 ASH VIEW  
MEALBANK  
KENDAL  
LA8 9DN



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#### OVERVIEW

Nestled in a semi-rural location, yet just minutes from supermarkets, schools and amenities, this deceptive period house will appeal to a range of buyers. The character and charm of the property has been enhanced by the current owners with calm decor tones and sash style double glazed windows throughout, the period style internal doors have been retained along with the attractive staircase. Both reception rooms have woodburners, perfect for chilly winters evenings, and there is a well fitted kitchen. The three double bedrooms are over the first and second floors and there is a stylish bathroom. The rear garden has been landscaped creating spaces for play and recreation along with dining and cooking. A lovely period property set within a cluster of similar properties alongside a small light industry development of craftsmen and a community art store.

#### ACCOMMODATION

A painted front door leads into:

#### LOUNGE

15' 1" x 11' 5" (4.60m x 3.48m)

A double glazed sash window fitted with a slate topped seat faces the front aspect. Woodburner set to a stone recess, Rointe electric heater and a ceiling light. Stairs lead to the first floor.

#### SITTING/DINING ROOM

15' 0" x 13' 8" (4.57m x 4.16m)

A good sized room with space for a dining table and sofa if required. A double glazed sash window to the rear elevation and a woodburner set to a slate hearth with stone lintel above. Ceiling







light and a Rointe heater. A generous downstairs cupboard provides all important storage and has a light and houses the Sun Amp hot water heater/storage.

#### KITCHEN DINER

9' 6" x 14' 8" (2.90m x 4.46m)

Overlooking the rear garden, the kitchen diner is fitted with cream farmhouse style base and wall units, wood block worktop and a double butler sink. There is an induction hob with hood above, an electric double oven, space for a fridge freezer and plumbing for both a washing machine and dishwasher. Recessed shelving, under unit lighting, Rointe electric heater and two ceiling lights. A double glazed door leads to the garden.

#### LANDING

Wooden stairs with painted and wood bannisters lead to the first floor. The stairs continue to the second floor. Ceiling light and attractive painted period doors.

#### BEDROOM

8' 7" x 11' 9" (2.60m x 3.58m) plus 5' 11" x 3' 1" (1.81m x 5.16m)

Having an outlook towards trees, the larger double bedroom has a double glazed sash window, a ceiling light and Rointe electric heater. There is open access to a walk in wardrobe style area which has a light.

#### BEDROOM

8' 5" x 13' 7" (2.58m x 4.13m)

The second double bedroom is at the rear of the house with view across the garden. Rointe electric heater, a ceiling light and double glazed sash window.



#### BATHROOM

5' 10" x 10' 0" (1.78m x 3.05m)

A good sized bathroom with a frosted double glazed sash window fitted with plantation shutters. Shower bath with fixed head and riser spray and a screen, a pedestal wash hand basin and WC. Modern heated towel rail, an extractor and a ceiling light.

#### BEDROOM

14' 7" x 16' 11" (4.43m x 5.16m) max

The third bedroom is within the roof space and two Velux rooflights, fitted with electric blinds, a Rointe electric heater and a ceiling light. Eaves storage.



#### EXTERNAL

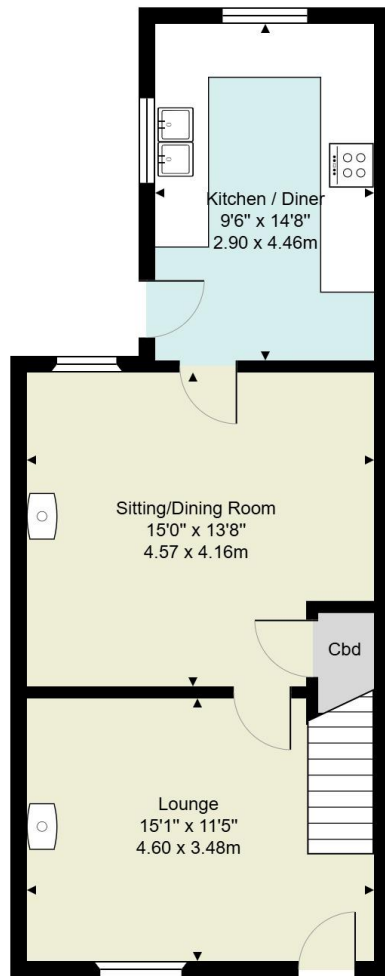
A real bonus to the property is a lovely rear garden - a rarity in a property of this style. There is a wood store close to the house with a couple of steps leading up to a lawn area bounded by sleeper edged flower beds. A few more steps lead up to a terrace patio with gazebo and barbecue cooking area. External socket and tap by house. Gated access at either side allows access along the rear of the terrace.

#### DIRECTIONS

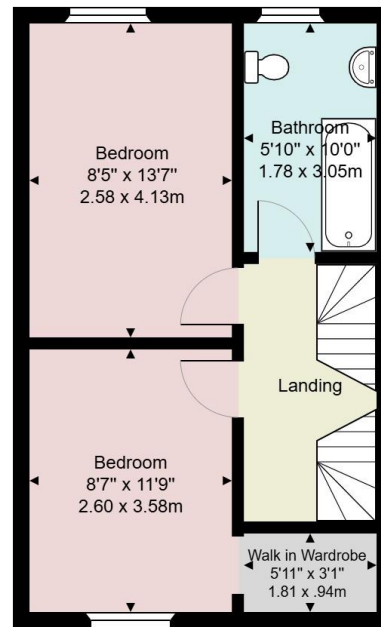
Leaving Kendal on Appleby Road, pass South Lakes Retail Park on the left. Take the next left signposted Mealbank and continue on the lane over the stone bridge. Pass Doddingleholme and Scar Foot Cottages. Just after the turning to Laverock Hill, turn right into Mealbank Industrial Development. Drop down into the estate, turning right over the bridge and up towards cottages. Number 6 is on the right hand side. Alternatively, prior to the stone bridge, turn right heading past the farm and uphill. At Shangri La bungalow turn left following the track down past bungalows and stone converted properties. Follow round to the left with the property being on the left.

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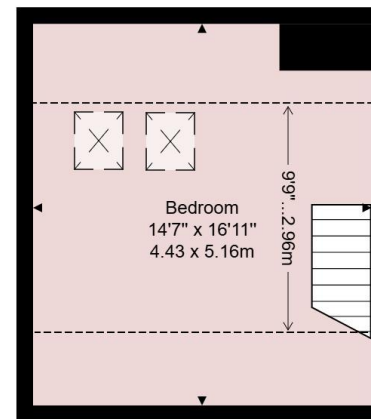




Ground Floor



1st Floor



2nd Floor

Approx. Total Area: 1161 ft² ... 107.8 m²

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, Electric and Drainage. Hot water is heated via a SunAmp battery system charged during off peak times. This system can also be used with heat pumps and solar panels. B4RN full fibre broadband connected.

Tenure: Freehold. Right of access on foot across rear of terrace  
Council Tax Band: C

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

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# MILNE MOSER

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