



HIGH SHAWS, MEALBANK, KENDAL, CUMBRIA, LA8 9DP
£450,000

MILNE MOSER
SALES + LETTINGS

- Oil Fired Central Heating
- UPVC Double Glazing
- Good Sized Plot
- Part of a Small Cluster of Properties
- Neutral Decor Throughout
- Countryside Walks on the Doorstep



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GARAGE &
PARKING

OVERVIEW

Perched in an elevated position, High Shaws means High Woods in Old English and this property certainly lives up its name.

Views over treetops and countryside offer peace and relaxation away from the hustle and bustle of modern life, however the property is just five minutes' drive from Kendal supermarkets, 10 minutes to Oxenholme Mainline Station and Junction 36 of the M6 is around 15 minutes away.

The property has a well-balanced layout - the living and bedroom accommodation at either end of the property giving privacy to occupants. The main living space is impressive, flowing from the central lounge - a sitting room at the front leads onto the balcony and the dining room is open plan to the well fitted kitchen. Two of the three bedrooms are doubles and there is a bathroom with four piece suite. Externally, well-tended garden spaces have been established over many years and there is a garage, car port and store/studio room.

A versatile property which must be viewed to be fully appreciated.





ACCOMMODATION

From the long driveway, steps lead through the front garden up to the front door and into the hallway entrance. There is a practical tiled floor and hanging space for coats - an inner hallway leads to the lounge on the left and turning right, the bedrooms and bathroom. There is a hatch and drop down ladder leading to the extensive loft which is boarded, illuminated and covers the footprint of the property.

Once in the lounge, vistas from the dining area and sitting room draws the eye to both the front and rear of the property. The lounge is a good size and has an open fire set to a local stone surround. The fire can be used for hot water and heating if required via a back boiler. The sitting room at the front of the property has a real sense of calm. Treetop views from the large windows and sliding doors invite you onto the balcony - the ideal spot for a bit of bird and wildlife watching. The dining room at the rear is open to the kitchen, great for social meals and entertaining and doors lead to the rear garden. The kitchen is fitted with wood grain style units, dark worktops and a good range of integrated appliances.

The bedrooms and bathroom are positioned at one side of the property, ideal for privacy considerations. The main bedroom enjoys the treetop and woodland view at the front and has a large mirrored double wardrobe. The second double and good sized single are at the rear with view over the garden and fields and both bedrooms have built in wardrobes. The bathroom is fully tiled in white so can be easily personalised and is fitted with a four piece suite, ideal for families.

High Shaws has a sloping plot with the front garden terraced with flagged areas, a pond and long driveway. There is a carport and the garage houses the boiler, a second washing machine (included in sale) and the oil tank. A handy room adjacent to the garage could be used as a home gym, studio or for storage and offers further potential. The rear garden bounds open fields and there is a lawn, deck and patio seating areas.



DIMENSIONS

Lounge 12' 10" x 13' 4" (3.92m x 4.07m)

Sitting Room 18' 8" x 10' 0" (5.68m x 3.04m)

Kitchen/Dining Area 19' 2" x 8' 1" (5.85m x 2.46m)

Bedroom 11' 10" x 10' 4" (3.61m x 3.16m)

Bedroom 8' 11" x 11' 5" (2.72m x 3.47m) excluding wardrobes

Bedroom 8' 5" x 8' 4" (2.56m x 2.54m) excluding wardrobes

Bathroom 8' 10" x 5' 10" (2.69m x 1.78m) max

Garage 13' 0" x 22' 1" (3.96m x 6.74m) max

Store/Studio 9' 4" x 10' 1" (2.84m x 3.07m)

DIRECTIONS

Leaving Kendal on Appleby Road, A685, pass Queen Katherine Retail Park and then ignore the first turning on the left to signposted Mealbank/Patton/Whinfell. Continue on Appleby Road for approximately 1 mile then take the second turning at the top of the hill signposted Mealbank. Follow the road down for approx 200m and then turn right by Ponderosa bungalow onto the small lane with High Shaws being the third property along.
what3words:///kilt.cakes.arena









Approx. Total Area: 1443 ft² ... 134.1 m² (excluding carport)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Emma Butler

ESSENTIAL INFORMATION

Services: Mains Water and Electric. Oil fired heating and hot water - the back boiler on the open fire can also be used.

Private drainage via septic tank. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. B4RN Superfast Broadband connected with 1Gb speed at router.

Tenure: Freehold

Council Tax Band: E

EPC Grading: F

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