



## Dodding Holme

Mealbank, Kendal, LA8 9DH

£230,000



- Three bed roomed family home
- Semi rural location but close to Kendal town
- Walks from the doorstep
- Kitchen with potential for upgrades
- Gardens and off road parking
- Local occupancy applies
- Fantastic views from most windows
- Two reception rooms with storage
- Three bedrooms (one single)
- Energy performance certificate awaited

# Dodding Holme

Mealbank, Kendal, LA8 9DH

£230,000



Dodding Holme Mealbank, is a small hamlet accessible from Appleby road to the North of Kendal Town centre. Offering fantastic views towards open farmland and conveniently situated close to supermarkets and Queen Katherine secondary school. Ideal for local occupants whom have lived or worked within Cumbria throughout the past three years, due to the local occupancy clause that applies to this property. The accommodation is spacious benefitting from an inner entrance hallway with open porch. A family sized living room with log burning stove, Second reception room with access to the kitchen and double doors to the garden. The first floor locates a three piece bathroom suite, two double bedrooms and a single room, all boasting pleasant views towards open space.

Outside the property you will find gated off road parking for one vehicle to the front and an enclosed low maintenance garden to the rear with superb open views across farmland.

Local occupancy section S157 applies, please see the local occupancy details. LPG combination central heating and double glazing, offering great potential for families. Contact Hunters Kendal to book a viewing.

## Living Room

18'4" x 11'9" (5.59m x 3.58m)

Spacious lounge, featured wallpaper, quadruple windows and a log burning stove. Wood-style flooring with ceiling mounted pendant lighting.

## Dining reception

11'5" x 11'6" (3.48m x 3.51m )

Neutral décor, wood-style flooring, pendant lighting, double doors to the rear garden, access to two storage areas, under-stair storage and further access to the kitchen.

## Kitchen

16'7" x 4'10" (5.05m x 1.47m )

Great views, outside access, partly fitted units and space for appliances. Tiled flooring and T-bar spot lighting.

## Bedroom one

10'9" x 11'11" (3.28m x 3.63m)

Dual aspect, original cast iron fireplace. Featured walls, inbuilt storage and dual aspect front facing windows.

## Bedroom Two

11'5 x 11'6" (3.48m x 3.51m)

Double in size, neutral décor, grey carpets, over stairway storage and front facing views.

## Bedroom three

7'0" x 8'8" (2.13m x 2.64m)

Neutral décor, superb views towards open fields, wood effect flooring and pendant lighting.

## Three piece bathroom suite

5'4" x 5'4" (1.63m x 1.63m)

Partly tiled three piece suite. Shower over bath. Rear obscured windows. Ceiling mounted lighting and wood effect flooring.

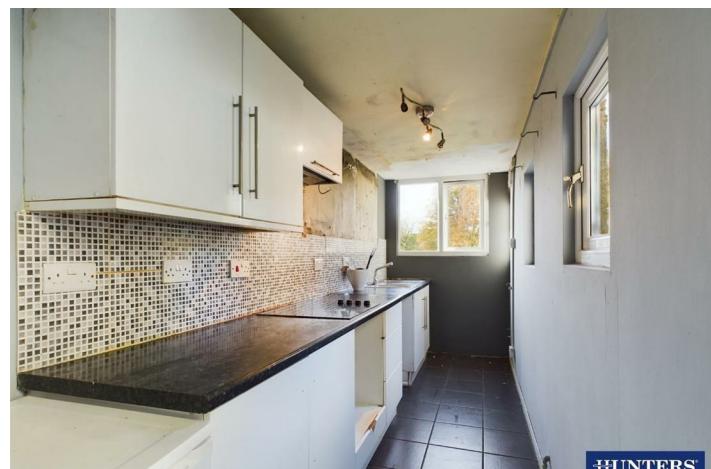
## Local Occupancy

Certification that at least one of your clients has EITHER lived (option B) or worked in CUMBRIA (option C) throughout the past three years together with proof of such residency or employment. Fees:

The fees for this service have been reviewed by Westmorland & Furness Council with effect from 1 April 2023 to 31 March 2024. This service incurs a charge of £165 (no VAT) per property consent to be issued. Retrospective consents incurs a charge of £220 (no VAT) We need to be in receipt of this sum before proceeding with your request. The fee is payable in all circumstances where a certificate is required from the Council to comply with a restriction on the property (within title deeds or to comply with a Land Registry restriction on title) including but not limited to requests for an exemption certificate or

requests to provide a certificate of compliance to include an additional owner of the property.

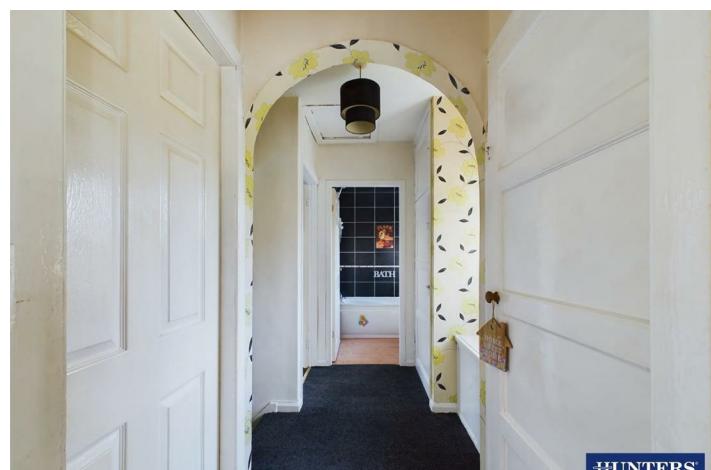
## Floorplan



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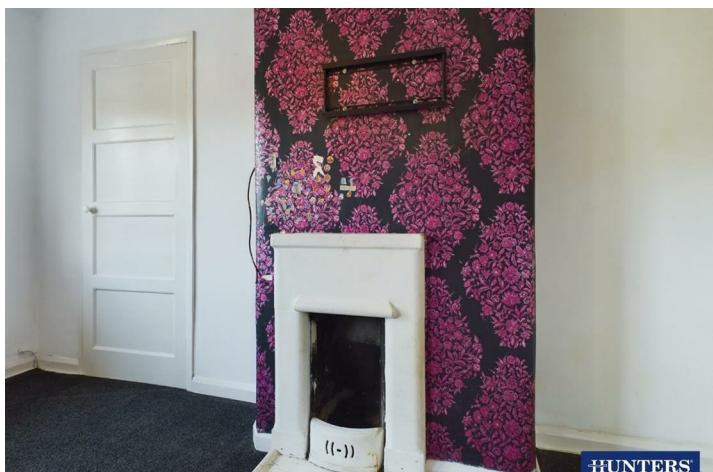


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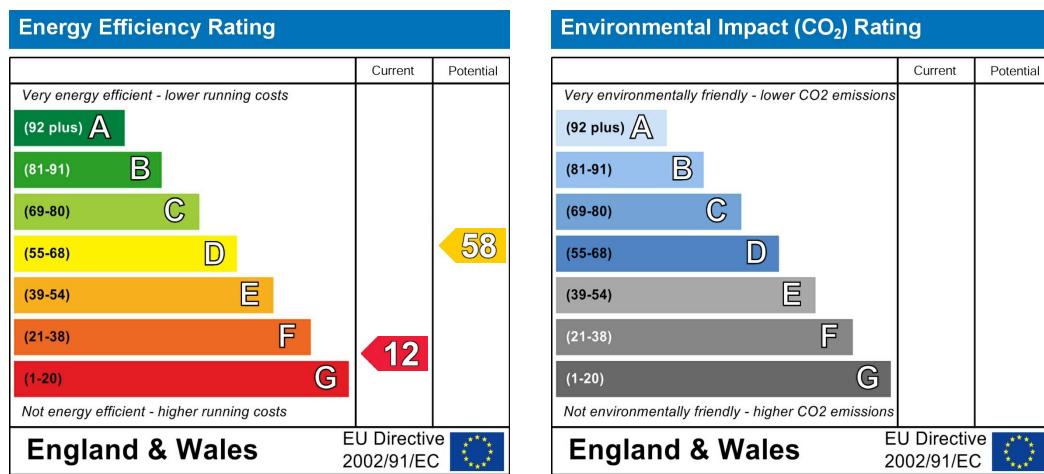


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### Energy Efficiency Graph

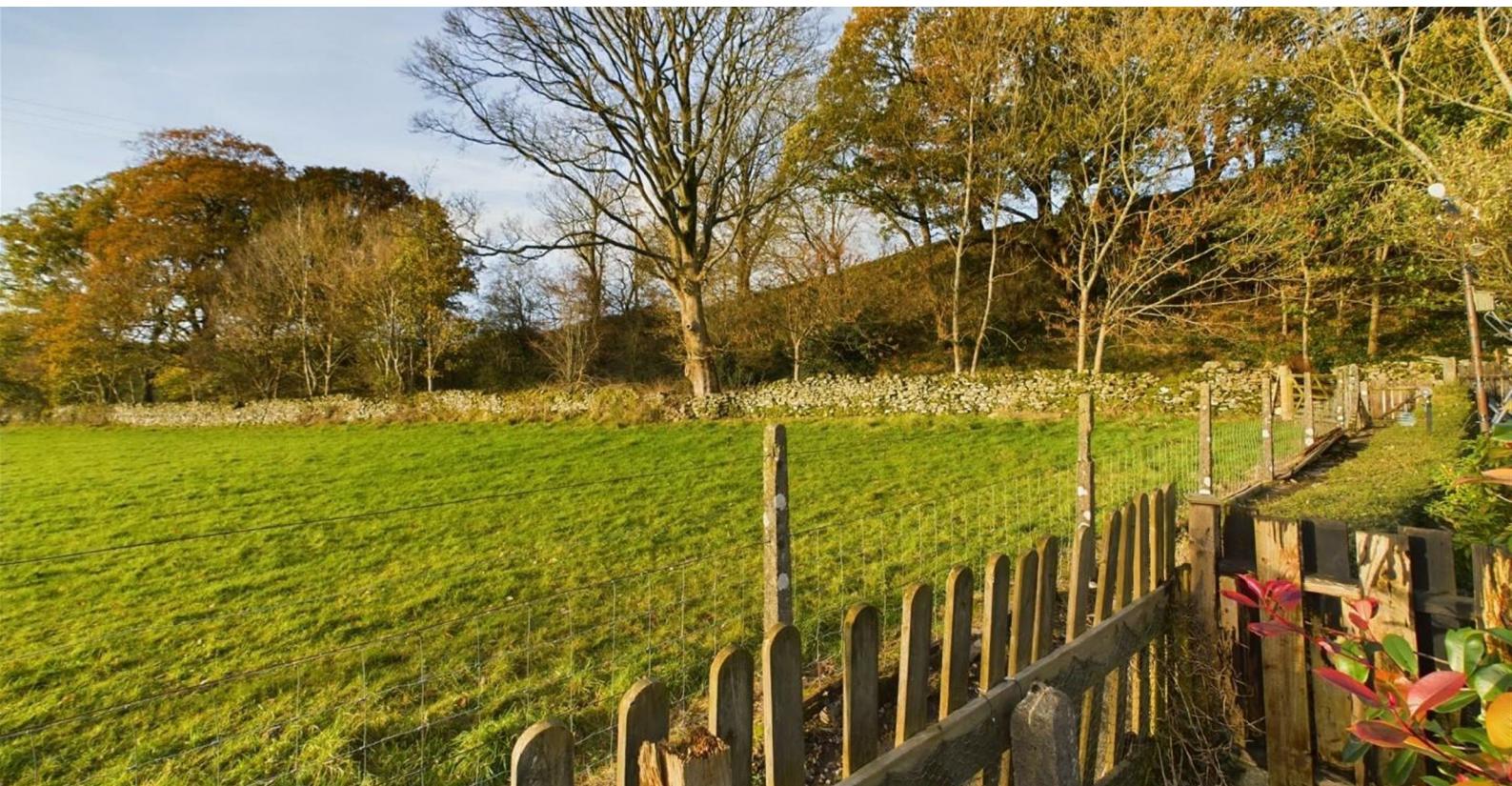
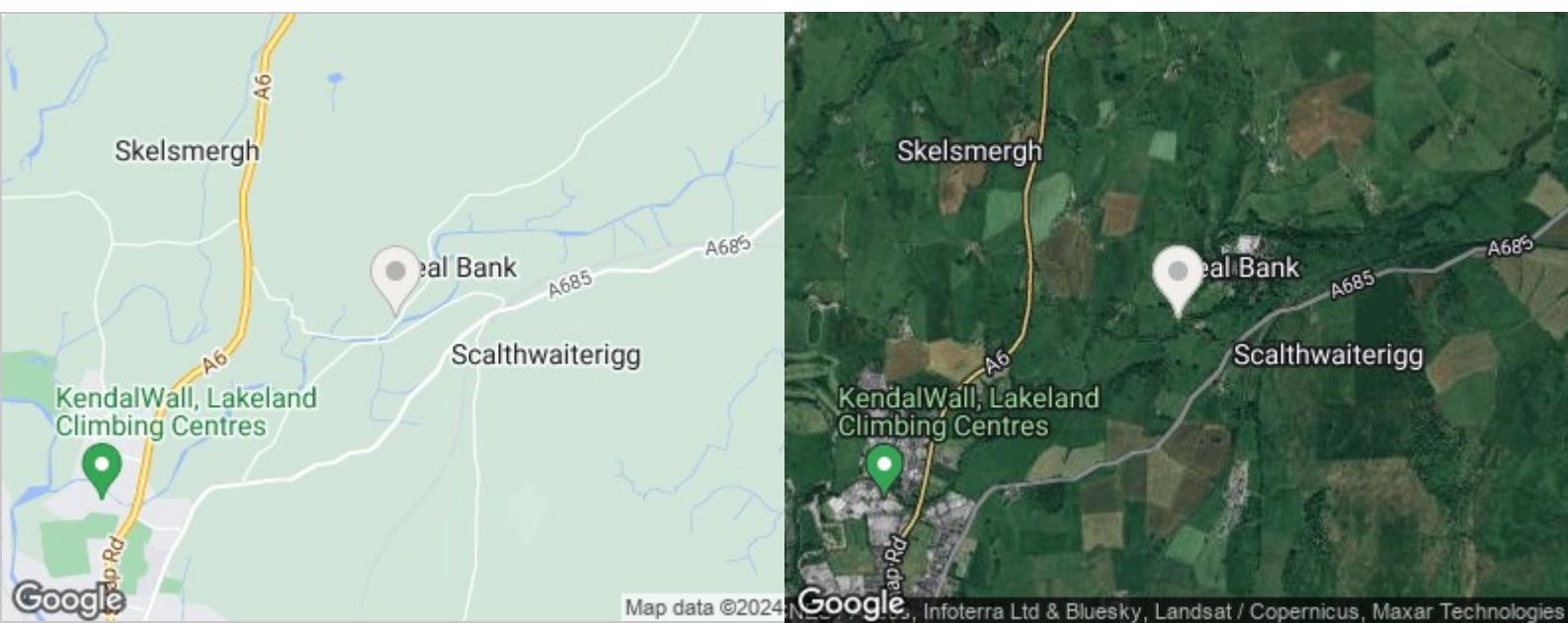


### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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