



Scarfoot

Mealbank, Kendal, LA8 9DJ

Offers In The Region Of £190,000



- Two Bed Lakeland Style Cottage
- Living Room
- Cloakroom/Utility
- First Floor Bathroom
- Parking for upto Three Cars

- Rural Location
- Fitted Kitchen
- Two Double Bedrooms
- Garden
- Council Tax Band C

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Scarfoot Cottages is a row of four typical Lakeland cottages, located on a quite rural lane just outside of Kendal and with open views of open countryside. Behind the pretty slate façade you will find accommodation comprising of; living room with open fire, quality fitted kitchen with granite work surfaces, a ground floor cloakroom/utility, and then moving to the second floor there are two double bedrooms with elevated views over a peaceful meadow, and a large bathroom.

The property is ready for someone to move in and make their stamp, having been used as a second home for a number of years. There is double glazing and electric panel heaters, and a great addition is the garden to the rear that rises up a banking, offering long views over the roof-top of the cottages from the top. In addition there is off-road parking for as many as three cars.

Mealbank lies 2.4 miles to the north of Kendal, and it is just an 8 minute drive into the town centre where you will find all the amenities you need. The house is ideally suited to first-time buyers, second home owners, and could be used as a decent rental investment and added to a portfolio (expected rent of £800pcm minimum).

A perfect house for those looking for a quiet retreat and not too far from town.

Living Room

Three steps up to the front door and you enter into the living room, which is spacious with plenty of space for a sofa and chairs and room enough too for a dining table if required. There is a coal fire set in a slate mantle, perfect for cosy evenings. From the living room you can access the kitchen and the stairs rising to the first floor landing.

Kitchen

Fitted with a range of quality cabinets at wall and base level, and with black granite worksurfaces running over. There is a free standing electric oven and hob with an extractor fan over and a one-and-a-half bowl sink and drainer. The elevations are full tiled in a simple white tile and there are floor tiles to the floor.

Storage

In the kitchen there are two large storage cupboards, either of which can be utilised to stand a tall fridge freezer as well as storing away household items.

Cloakroom/Utility

With a low level WC, kitchen cabinet and work top and undercounter space and plumbing for a washing machine.

First Floor Landing

Accessed from the stairs rising from the living room and providing access to the bedrooms and bathroom.

Bedroom One

A double bedroom with long views from the window to the front elevation.

Bedroom Two

A second double, and with some storage and shelving.

Bathroom

The bathroom comprises of a bath with an electric shower over and glass shower screen, low level WC and pedestal wash-hand basin. The elevations and floor are fully tiled and there is wall-mounted convector heater.

Garden

From the back door, you step out onto a path which provides shared access for the row of cottages, leading to the car parking area. The garden is banked, with a few steps up leading you to a lawn area and then onwards to a well stocked and planted space that winds up the banking. Great views from the top over the roof tops and onto the meadow opposite.

Parking

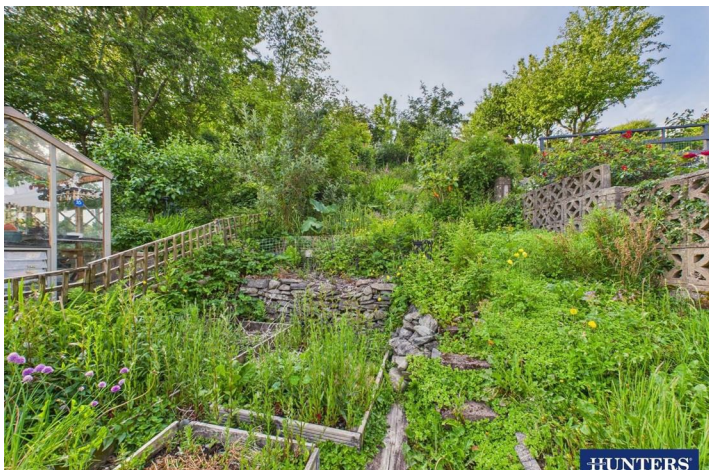
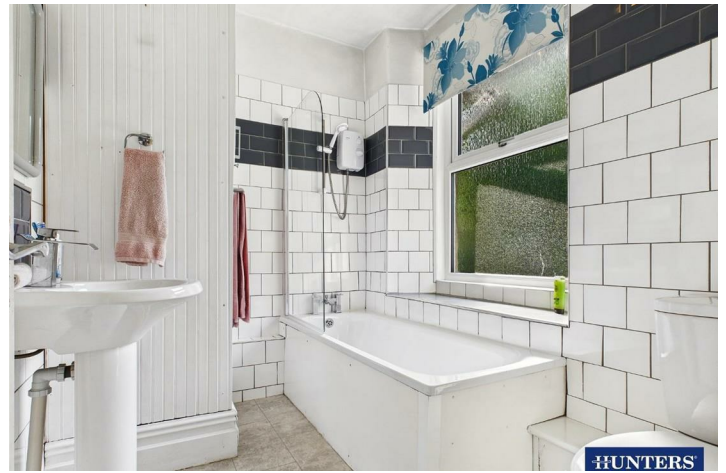
There is a large space to the side of the cottage at the opposing end of the row, and the residents each have designated parking areas. There is room enough to park three cars for this cottage.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

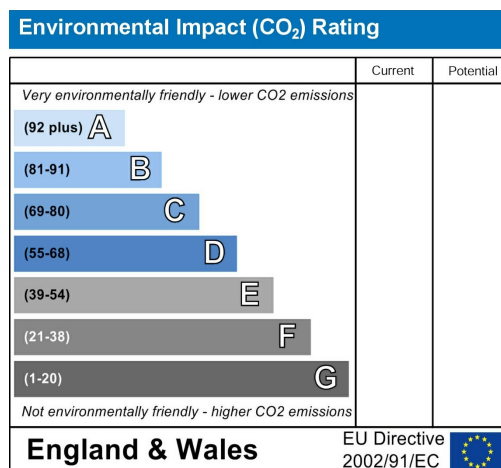
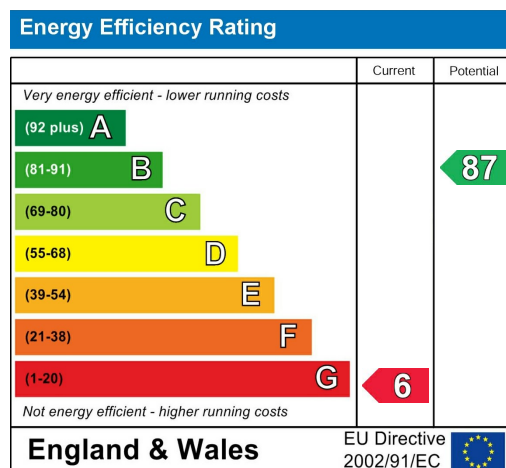






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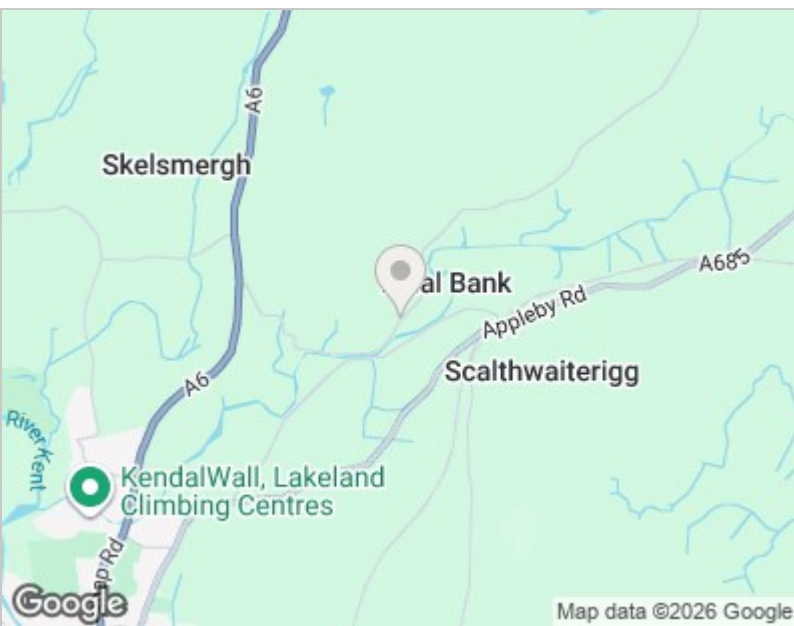
Energy Efficiency Graph



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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