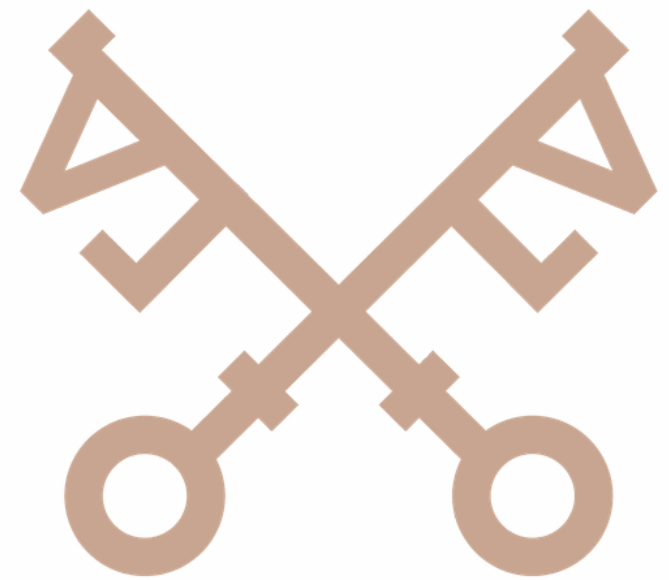




8 Kiln Croft, Skelsmergh

 **lunevalley**
ESTATES.

KILN CROFT, SKELSMERGH



Tucked away in a peaceful corner of Skelsmergh, surrounded by open countryside and enjoying a wonderful sense of privacy, Kiln Croft is a charming three-bedroom mid-terraced barn conversion offering generous accommodation in a particularly appealing South Lakeland setting.

With its characterful barn conversion feel, spacious double bedrooms, private patio and communal gardens, the property has plenty to offer those looking for a quieter pace of life without being far from the amenities of Kendal. Add in a large garage and allocated parking, and you have a home that combines rural surroundings with everyday practicality.

Kiln Croft is a home that makes the most of its peaceful Skelsmergh setting, combining generous accommodation with a lovely sense of space and privacy. Three double bedrooms, two bathrooms, a sociable kitchen/diner, private patio, communal gardens, large garage and allocated parking all come together to create a comfortable home in a beautiful part of South Lakeland.

Property Type:

*Barn
Conversion*

Square Footage:

1,387_{sqft}

Council Tax Band:

E

EPC Rating:

D

Tenure

Freehold

Take a closer look...





Why Skelsmergh?

KILN CROFT IS SET WITHIN THE SMALL RURAL COMMUNITY OF SKELSMERGH, SURROUNDED BY THE ROLLING COUNTRYSIDE OF THE SOUTH LAKELAND LANDSCAPE, YET ONLY A SHORT DRIVE FROM KENDAL AND ITS WIDE RANGE OF EVERYDAY AMENITIES.

THE SURROUNDING AREA IS PARTICULARLY APPEALING FOR THOSE LOOKING TO ENJOY A QUIETER COUNTRYSIDE SETTING WITHOUT BEING TOO FAR FROM TOWN. KENDAL PROVIDES AN EXCELLENT SELECTION OF INDEPENDENT SHOPS, CAFÉS, RESTAURANTS, SUPERMARKETS, SCHOOLS AND EVERYDAY SERVICES, WHILE THE SURROUNDING VILLAGES AND COUNTRYSIDE OFFER PLENTY OF OPPORTUNITIES FOR WALKING, CYCLING AND ENJOYING THE OUTDOORS.

FOR COMMUTERS, THE PROPERTY IS WELL PLACED FOR ACCESS TO THE A6 AND M6, MAKING CONNECTIONS TOWARDS LANCASTER, PENRITH AND BEYOND STRAIGHTFORWARD. THE WIDER LAKE DISTRICT AND YORKSHIRE DALES ARE ALSO WITHIN EASY REACH, WITH THE AREA'S SCENERY AND OUTDOOR OPPORTUNITIES VERY MUCH PART OF EVERYDAY LIFE.

8 Kiln Croft, Skelsmergh





A WELCOMING ENTRANCE HALLWAY PROVIDES ACCESS TO THE GROUND FLOOR AND LEADS THROUGH TO THE PRINCIPAL LIVING SPACES.

AT THE FRONT OF THE PROPERTY IS THE LOUNGE, A COMFORTABLE ROOM WITH AN ELECTRIC FIRE CREATING A COSY FOCAL POINT.

A GOOD-SIZED RECEPTION ROOM, IT PROVIDES A RELAXED SPACE TO UNWIND AND ENJOY THE QUIETER SETTING.

TO THE REAR IS THE KITCHEN/DINER, CREATING A MORE SOCIABLE HEART TO THE HOME. THE FITTED KITCHEN PROVIDES A GOOD AMOUNT OF WORKSPACE AND STORAGE, WITH PLENTY OF ROOM FOR A DINING TABLE ALONGSIDE, MAKING THIS A PRACTICAL SPACE FOR EVERYDAY FAMILY LIFE AS WELL AS ENTERTAINING.

WITH ITS POSITION AT THE REAR OF THE PROPERTY, THE KITCHEN/DINER ALSO ENJOYS A PLEASANT CONNECTION WITH THE OUTSIDE SPACE, ADDING TO ITS APPEAL AS A ROOM TO SPEND TIME IN.

A USEFUL DOWNSTAIRS WC COMPLETES THE GROUND FLOOR, WITH PLUMBING ALREADY IN PLACE FOR A WASHING MACHINE.





TO THE REAR, THE PROPERTY ENJOYS ITS OWN PRIVATE PATIO, PROVIDING A PLEASANT SPOT FOR OUTDOOR SEATING AND ENJOYING THE PEACEFUL SURROUNDINGS. BEYOND THIS, THE PATIO OPENS ONTO THE WELL-MAINTAINED COMMUNAL GARDENS, CREATING A LOVELY GREEN SETTING AROUND THE PROPERTY.

THERE IS ALSO A LARGE GARAGE, PROVIDING VALUABLE STORAGE OR PARKING SPACE, TOGETHER WITH ALLOCATED PARKING FOR ADDED CONVENIENCE.

KILN CROFT IS A HOME THAT MAKES THE MOST OF ITS PEACEFUL SKELSMERGH SETTING, COMBINING GENEROUS ACCOMMODATION WITH A LOVELY SENSE OF SPACE AND PRIVACY. THREE DOUBLE BEDROOMS, TWO BATHROOMS, A SOCIABLE KITCHEN/DINER, PRIVATE PATIO, COMMUNAL GARDENS, LARGE GARAGE AND ALLOCATED PARKING ALL COME TOGETHER TO CREATE A COMFORTABLE HOME IN A BEAUTIFUL PART OF SOUTH LAKELAND.









Zzz...o_o_o



WHERE CAN I FIND...



The Closest Schools?

Queen Katherine School - 5
Minute Drive
St Oswald's CofE Primary School -
6 Minute Drive



Somewhere Nice to Walk
the Dog?

Miles of Endless Rambling
Right on Your Doorstep!



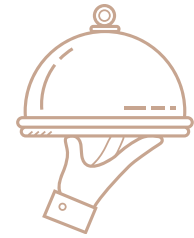
The Local Shop?

South Lakeland Retail Park -
6 Minute Drive



A Refreshing Pint?

The Jolly Anglers Inn - 5 Minute
Drive



A Delicious Meal?

The Greenhouse
Restaurant - 7 Minute
Drive



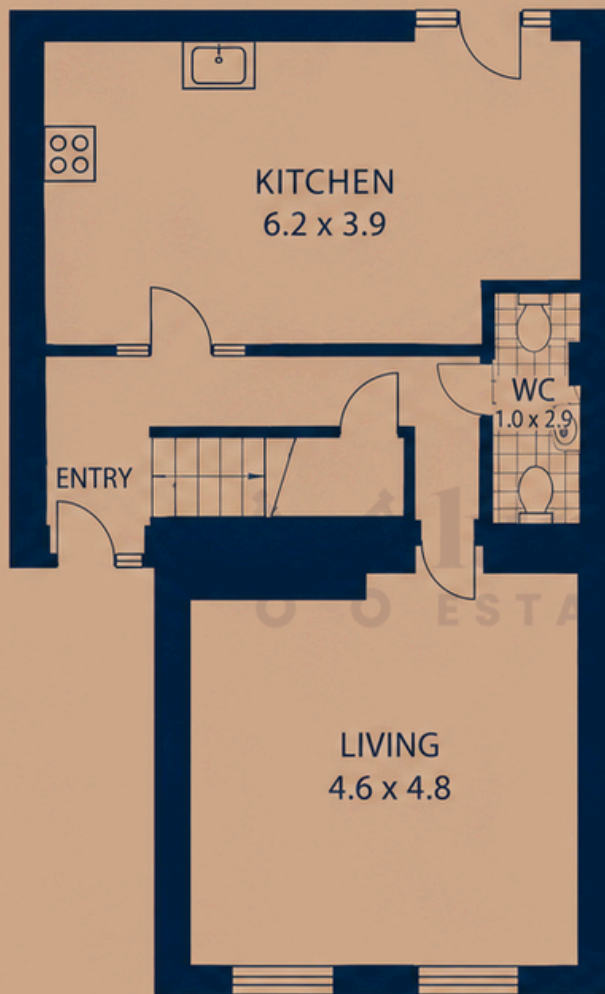
Closest Transport Links

Burnside Railway Station - 5
Minute drive
Kendal Railway Station - 7
Minute Drive

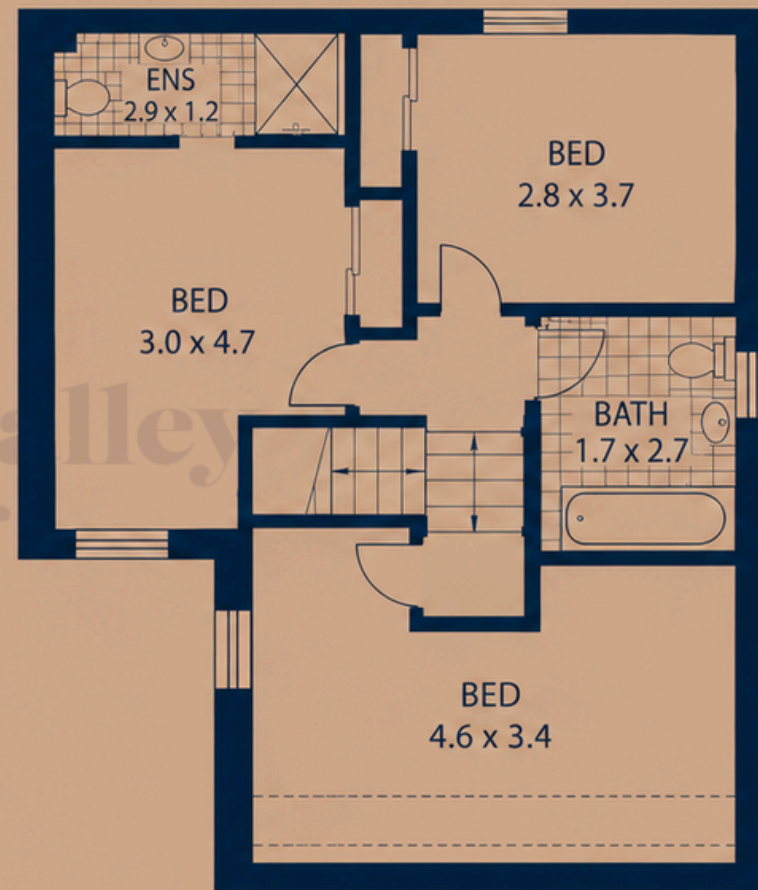


GARAGE
3.0 x 6.2

GARAGE



GROUND FLOOR

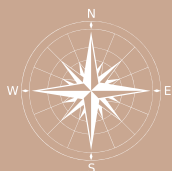


FIRST FLOOR

8 Kiln Croft, Skelsmergh, Kendal, LA9 6NE

INTERNAL AREA = 128.9 SQ.M - 1,387 SQ.FT

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LA9 6NE



///shatters.prawn.masters



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com