



7 Helsington Laithes, Helsington

Kendal

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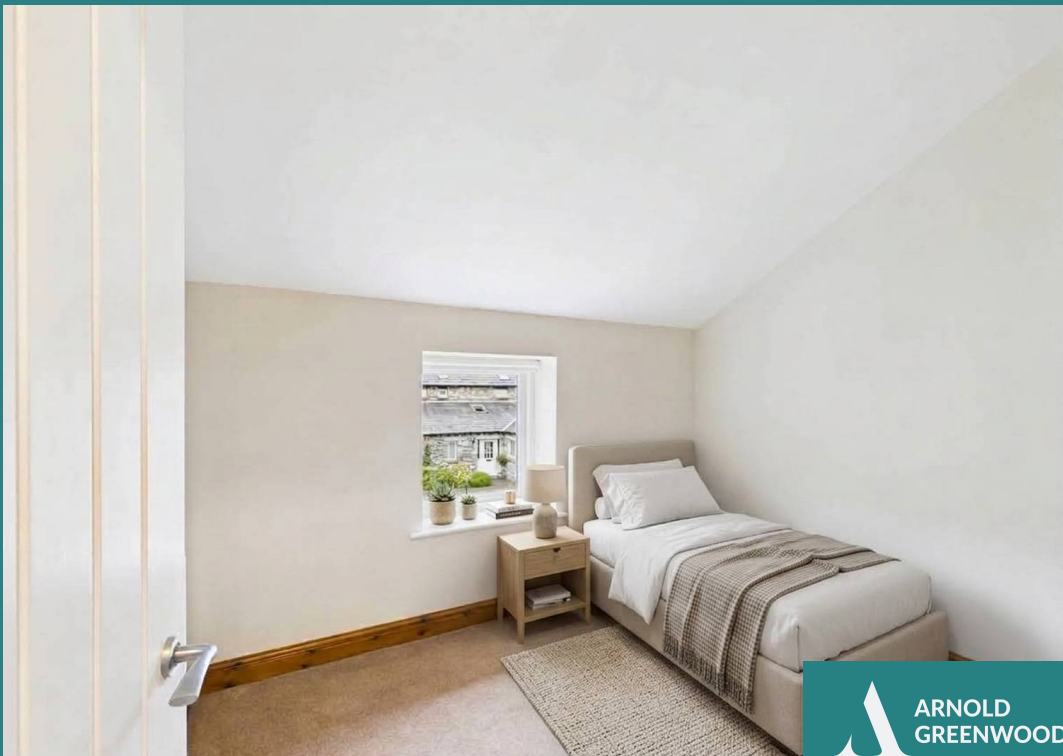
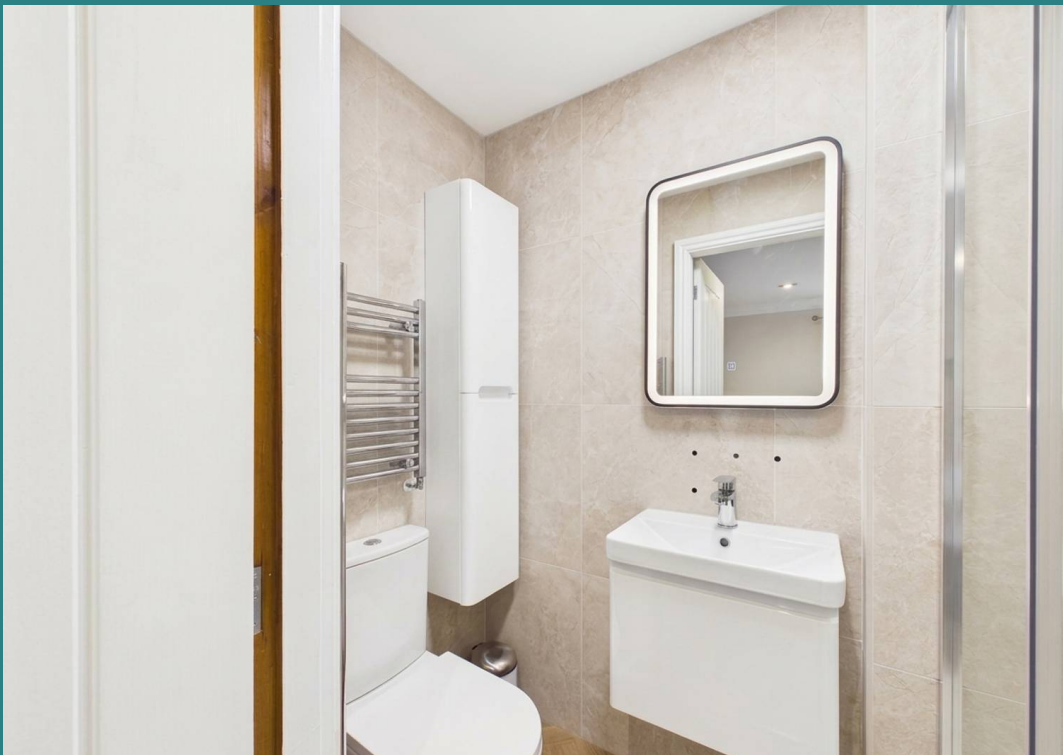
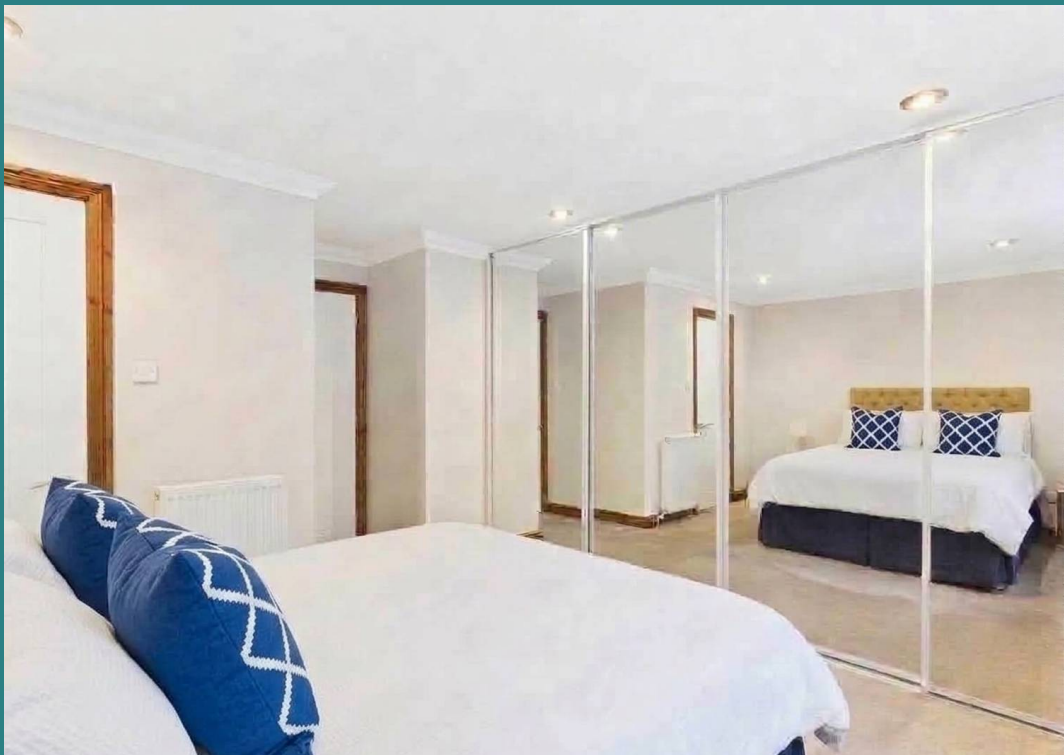
At the heart of the home is a bright and generously proportioned open-plan living space, providing an ideal setting for both relaxing and entertaining with French doors opening directly onto the rear terrace and garden. The well-appointed kitchen features a range of integrated appliances and a dining area. Further more the inner entrance hallway and ground-floor W.C, further enhance practicality.

Upstairs, there are three generously sized bedrooms, offering comfortable and versatile living space for families, couples or those working from home. The principal bedroom benefits from spacious built-in mirrored wardrobes, as well as a brand new en-suite shower room and main family bathroom suite, newly completed to a contemporary finish, providing a stylish and practical space for everyday family life. The current owners have enhanced the layout by adding skylight windows to the central area of the building, allowing natural light to flood through the main landing and into the family bathroom, creating a bright and inviting first-floor space.

Immaculately presented throughout, this characterful barn conversion offers a generous and welcoming layout, combining period charm with modern comforts. Ready to move straight into and enjoy, the property is an excellent opportunity for a wide range of buyers seeking a beautifully finished home in a peaceful yet highly accessible location.











Outside

The private established garden is enhanced by established trees and planting with a charming stream running through, crossed by a picturesque elevated bridge at ground level. Residents additionally have use of the communal grounds at the front of the property.

Parking – 2 Parking Spaces

Allocated parking bay to the rear of the property, alongside visitors parking.

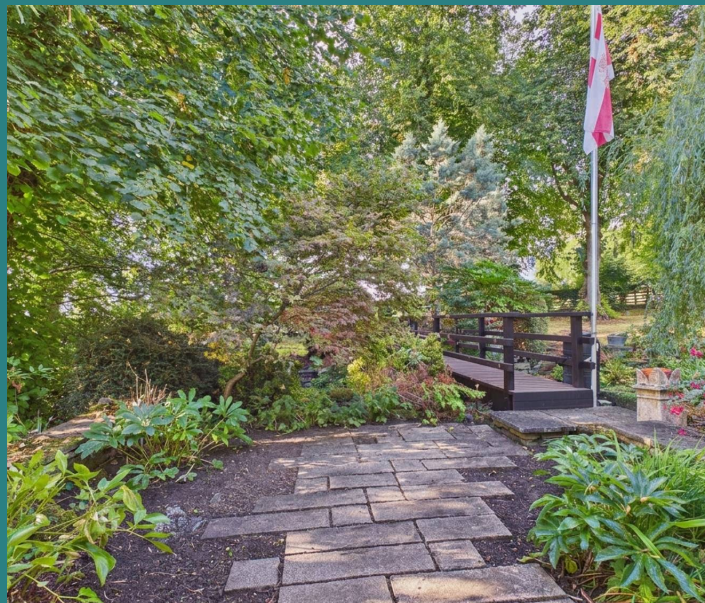
Garage – Single Garage

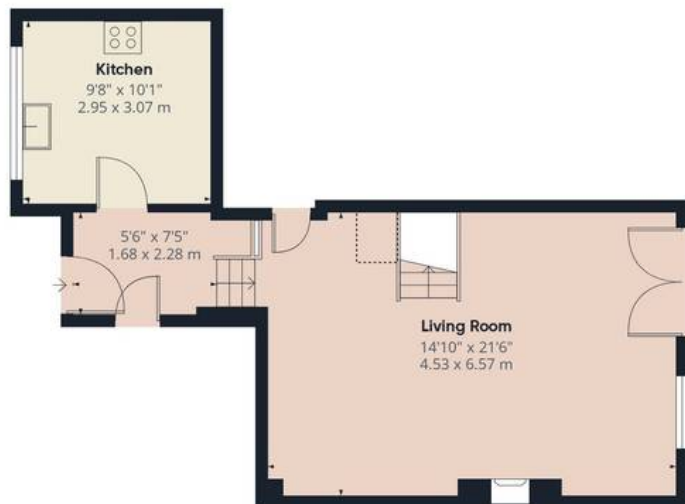
Annual Charges

The property is for-sale as a freehold property, due to the grounds and access road, the service charges are £248.00 to be paid twice yearly.

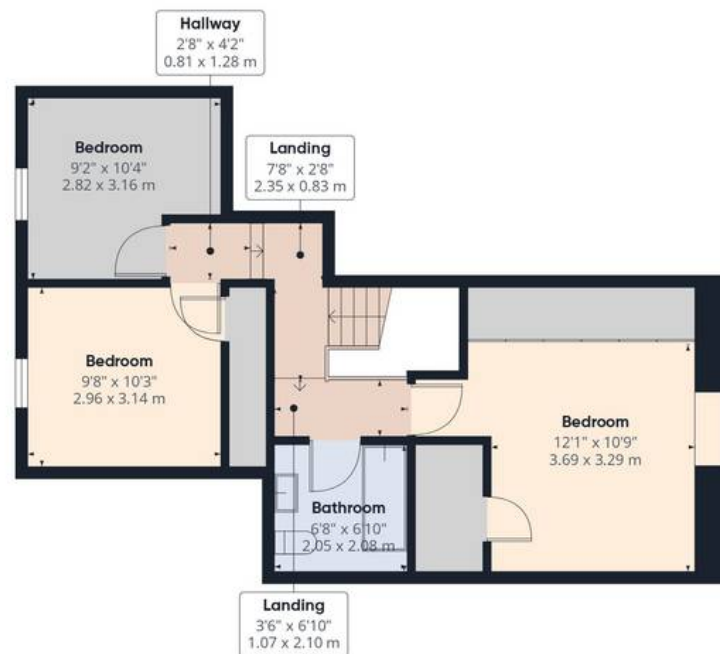
Summary

Set on the outskirts of Kendal and surrounded by open countryside, this beautifully converted three-bedroom barn offers a wonderful blend of character, charm and contemporary living. Ideally located for easy access to the M6, the property is also conveniently positioned close to a local supermarket and a range of everyday amenities, offering the perfect balance of rural tranquillity and practical convenience.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1173 ft²

109.1 m²

Reduced headroom

6 ft²

0.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration





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