



30 Helme Lodge, Natland
£370,000



30 Helme Lodge, Natland, Kendal

Tucked away within a highly sought after development in Kendal, this modern and unique house offers a rare opportunity to purchase a spacious home within beautifully maintained grounds. The property forms part of an exclusive complex renowned for its peaceful setting and community atmosphere, while still being only moments from local shops, supermarkets, and well regarded schools. With excellent transport links to the M6 motorway and the Lake District National Park nearby, it provides the perfect balance between convenience and countryside living.

The ground floor offers a spacious and well planned layout with plenty of natural light throughout. A welcoming entrance hallway sets the tone for the home, leading into a bright and airy sitting room with ample space for both relaxation and entertaining. There is a separate dining room ideal for family gatherings, along with a modern fitted kitchen featuring plenty of storage. Additionally a sun room, a perfect spot for your morning coffee or reading. The layout also includes a versatile ground floor double bedroom, previously used as a study.

Upstairs, the property continues to impress with three generous double bedrooms, each offering versatility and comfort. The master bedroom benefits from a modern en suite shower room, while a three piece family bathroom serves the remaining rooms. The combination of spacious bedrooms and well planned bathrooms makes this home ideal for families or those seeking a peaceful retreat with room for guests and home working.

Externally, the property enjoys access to stunning, professionally managed communal grounds, creating a sense of tranquility and open space rarely found so close to town. Residents also benefit from exclusive on site facilities, including a tennis court, gym, snooker room, and sauna. A private garage and additional parking area for residents and visitors add to the home's practicality. Combining comfort, convenience, and a prime Kendal location, this distinctive townhouse offers an exceptional lifestyle opportunity within a truly beautiful setting.

IDENTIFICATION CHECKS: Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.





- Modern and unique house set within a highly sought after and peaceful development
- Four double bedrooms, one conveniently located on the ground floor and currently used as a study
- Spacious, light filled sitting room offering plenty of room for relaxing and entertaining
- Separate dining room providing an ideal space for family meals or hosting guests
- Bright sunroom, perfect for enjoying the sun all year round
- Stylish modern kitchen with quality fittings and ample storage
- Three piece family bathroom and a modern en suite to the main bedroom for added convenience
- Garage and private parking, providing practicality and security
- Beautifully maintained communal grounds offering a peaceful and scenic setting
- Exclusive resident facilities including a tennis court, on site gym, snooker room and sauna
- Excellent proximity to local shops, schools, and supermarkets, plus easy access to the M6 motorway and Lake District National Park

FIRST FLOOR - ENTRY 8' 3" x 5' 3" (2.52m x 1.60m)

HALLWAY 9' 7" x 8' 10" (2.91m x 2.69m)

KITCHEN 11' 11" x 8' 8" (3.62m x 2.64m)

CLOAKROOM 5' 9" x 2' 9" (1.75m x 0.84m)

DINING ROOM 11' 8" x 10' 2" (3.56m x 3.11m)

SITTING ROOM 14' 9" x 13' 9" (4.50m x 4.19m)

SUNROOM 10' 6" x 4' 4" (3.21m x 1.33m)

BEDROOM / OFFICE

8' 11" x 14' 8" (2.71m x 4.48m)

FIRST FLOOR - LANDING 6' 6" x 3' 1" (1.97m x 0.95m)

BEDROOM 13' 0" x 8' 2" (3.97m x 2.49m)

BEDROOM 9' 6" x 9' 1" (2.89m x 2.76m)

BEDROOM 14' 9" x 10' 8" (4.49m x 3.26m)

EN SUITE 7' 1" x 4' 11" (2.15m x 1.50m)

BATHROOM 6' 7" x 5' 6" (2.00m x 1.68m)

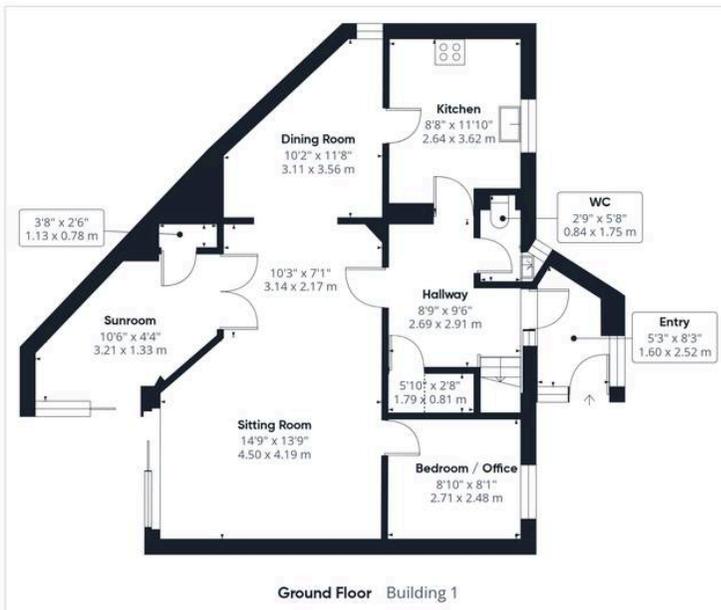
SERVICES: Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX BAND: CURRENTLY B

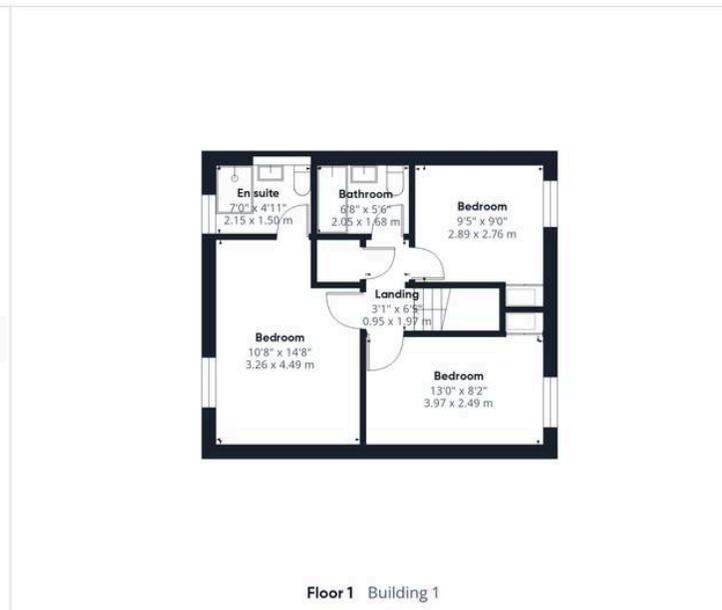
EPC RATING: D

TENURE: LEASEHOLD





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1373 ft²

127.6 m²

Reduced headroom

8 ft²

0.8 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 only.

GIRAFFE360

THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.