



NO.15 HELSINGTON LAITHES

KENDAL



WELCOME HOME

Tucked away on the southern fringe of Kendal sits the attractive four-bedroom barn conversion of No. 15 Helsington Laithes.

Situated in a well-managed development with private landscaped gardens, parking, a double garage, and a one-acre paddock, No.15 has everything you need and more. With easy access to daily amenities and just a 10-minute drive from adventures and walks in the Lake District National Park, enjoy the best of both worlds at No. 15.

“We love how peaceful and private the home is, yet it’s just a 30-minute walk into the center of Kendal, 10 minutes from the M6 and 10 minutes into the Lakes.”





TUCKED AWAY

Arrive at the development to find a private driveway built to welcome up to five vehicles, offering a rare and valuable convenience.

Step inside to a large, welcoming hallway that gracefully links the home's living spaces. Laminate timber floors, farmhouse-style tiles, and neutral tones create a timeless canvas, allowing each room to carry its individual charm while remaining connected in style and tone.

A downstairs toilet and bedroom provide flexibility and convenience for visitors or those needing a place to work from home.





MAGIC MOMENTS

The heart of the home lies in the spacious open-plan kitchen-diner, where cooking becomes a joy and conversation flows easily. Timeless shaker-style cabinetry hides kitchen essentials next to the built-in appliances. At the same time, to the far end of the room, french doors lead directly onto the garden, inviting indoor-outdoor living at its finest. Ease into your day with morning coffee on the patio.

The practical and indulgent utility creates extra room for preparation, storage, and laundry. Light pours through south-facing windows, illuminating each space with a golden glow that shifts gently throughout the day.



“The kitchen-diner is the perfect hang-out spot for extended family gatherings.”



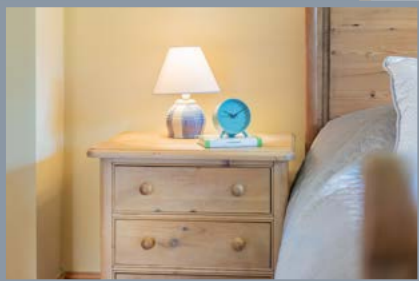
SUBTLE LUXURY

Year-round, the sitting room provides a tranquil escape; a log burner creates cosy evenings, while summer gatherings can spill into the garden via double doors.





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SWEET DREAMS

Upstairs, discover three generous light-filled double bedrooms designed with relaxation in mind, showcasing beautiful countryside views, and providing plenty of space for furniture. The spacious master boasts added luxury in the en-suite shower room.

The large bathroom is perfect for family life, comprising a bathtub, WC, and sink. Storage is boundless both inside and out, with a fully boarded loft and a double garage.

This is a home that balances flow with flexibility. Whether hosting guests, finding a quiet nook to read, or simply enjoying the rhythm of daily life, No. 15 offers spaces that adapt and uplift.





SOFTLY ELEGANT

Nestled at the edge of the countryside, blending gracefully into the surrounding natural beauty, the gardens of No. 15 wrap it in tranquillity.

Thoughtfully designed, the lawn and patio area, framed by mature trees, shrubs, and seasonal blooms, is a calm and peaceful spot for you to relax, entertain, and rest throughout the year. Dine alfresco under the wisteria on the stone terrace that leads conveniently from the double doors.



The one-acre paddock adds a sense of boundless charm. This could be the spot to live out your countryside dream, where sheep can graze and chickens will feel safe and confined. This safe and secure space is also perfect for the children, a spot for the trampoline and a swing set, or a quiet area for contemplation under the rustling trees.





OUT AND ABOUT

No. 15 Helsington Laithes is exceptionally well-connected, with easy access to daily amenities and adventures further afield.

Families will be well served whether this is a primary residence or utilised as a holiday home. The proximity to the thriving community of Kendal provides everything you need, with a leisure centre, schools, shops, numerous supermarkets, churches, a cinema, weekly markets, eateries, a ski slope, and many annual events.

Keep the kitchen clean and tidy, and head into Kendal for a spot to eat with the family. Perhaps a cosy Sunday roast at Romneys, your new local, or for drinks with friends, then visit the Brewery Arts with its many entertainment options.

With easy access onto the A591, it's just a short drive to many local attractions such as Low Sizergh Barn, Levens Hall, and Sizergh Castle, where you can stroll through the expansive gardens before having a much-needed libation in the café.

If you don't fancy venturing into the thick of the National Park, then from the home stroll down to the River Kent and feed the ducks, or follow the river up to Scout Scar for the most incredible panoramic views.



ASK THE OWNERS

Where do you go when you need...

to pick up the essentials?



Asda is just a 10-minute drive away across the River Kent.

a family day out?



The swimming pool and climbing walls are perfect for a rainy day. With so many beautiful walks in the area, being out and about will become the norm!

to commute & travel?



The M6 is just a 10-minute drive away, and Oxenholme train station has excellent connections, including direct trains to Manchester, Edinburgh, and London.

good schools?



The home is near four good primary schools and Kirkbie Kendal School for secondary education.

FINER DETAILS

Home:

- 4 bedrooms, 3 bathrooms
- Modernised décor, alongside traditional touches throughout
- Large kitchen, dining area, and lounge, perfect for entertaining
- Warm, inviting family home; peaceful, private and very accessible

Services:

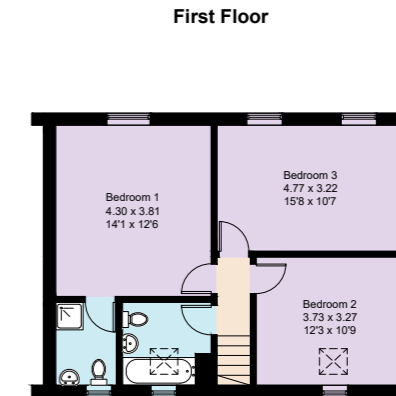
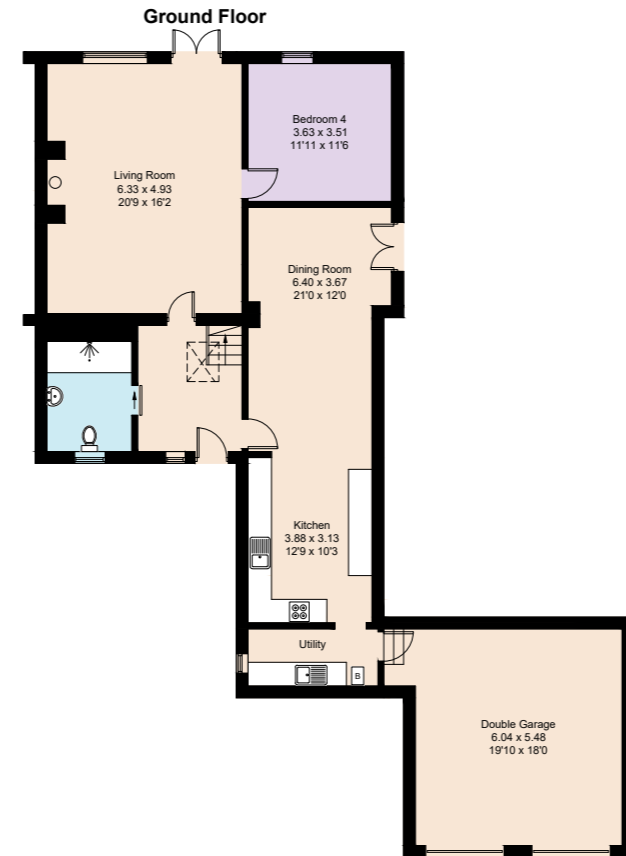
- Mains electricity, water and drainage
- Wood-burning stove in lounge and electric heating
- Most internet providers reach this home
- Most mobile phone providers reach the home

Grounds and Location:

- Large patioed area, perfect for alfresco dining
- Sizeable paddock and lawned area
- Parking for up to 6 cars
- Lots of highly rated local eateries within walking distance

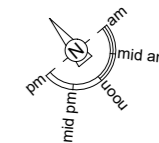
**Items shown or described in this brochure are for illustrative purposes only and may not be included in the sale*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
 Ground Floor = 134.1 sq m / 1443 sq ft
 (Including Garage)
 First Floor = 57.6 sq m / 620 sq ft
 Total = 191.7 sq m / 2063 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2025 (ID1217498)



No.15 Helsington Laithes



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No.15 Helsington Laithes, Helsington, Kendal, LA9 5RN



Directions: Leave the M6 at Junction 36, keep in the left-hand lane and join the A591, following signs towards Kendal. Stay on the A591 for 5 miles; you will pass a fuel station on the left-hand side. Take the exit for South Kendal onto the A6 and continue for 0.7 miles. Immediately after passing the green sign entering Kendal, take the left-hand turn signposted Helsington Laithes. Cross the stone bridge on the right and bear right again. Park on the driveway in front of No.15 Helsington Laithes. The home can be found in the right-hand corner of the private courtyard.



WHAT3WORDS: [cafe.spout.cycles](https://www.what3words.com/cafe.spout.cycles)

To view No.15 Helsington Laithes

Call: 015394 88811

Email: team@ashdownjones.co.uk

ASHDOWNJONES



SCAN ME
TO BOOK A
VIEWING