



Fell Cose

OXENHOLME



13 FELL CLOSE



Nestled in a quiet cul-de-sac within the highly desirable South Lakeland village of Oxenholme, 13 Fell Close is a detached two/three-bedroom property with immense potential.

The home is now in need of modernisation, making it an ideal opportunity for buyers looking to create a customised family residence. With generous living spaces and a flexible layout, this property offers a blank canvas for those with a vision to transform it into a dream home. The property boasts a well-balanced interior layout that includes two good-sized bedrooms and a shower room. There is also a spacious living room, perfect for relaxation and family gatherings, and a well-proportioned kitchen that could be upgraded to suit modern tastes.

A separate dining room provides further flexibility, easily convertible into a third bedroom or maintained as a formal dining space for entertaining guests. Storage will never be an issue, as the property benefits from extensive undercroft storerooms located beneath the house. This is a highly practical feature that adds to the overall functionality of the home.



Property Type:

Detached

Square Footage:

650 sqft

EPC Rating:

D

Council Tax Band:

D

Tenure

Freehold

Take a closer look...



Why Oxenholme?



OXENHOLME IS A SMALL BUT CHARMING VILLAGE LOCATED IN THE SOUTH LAKELAND DISTRICT OF CUMBRIA, ENGLAND. IT'S BEST KNOWN FOR ITS CONVENIENT LOCATION ON THE OUTSKIRTS OF THE LAKE DISTRICT NATIONAL PARK, MAKING IT AN ATTRACTIVE PLACE TO LIVE FOR THOSE WHO ENJOY A BLEND OF RURAL AND TOWN LIFE. ALTHOUGH SMALL, OXENHOLME OFFERS A PEACEFUL, CLOSE-KNIT COMMUNITY ATMOSPHERE, SURROUNDED BY BEAUTIFUL CUMBRIAN COUNTRYSIDE.

ONE OF OXENHOLME'S KEY ATTRACTIONS IS ITS EXCELLENT TRANSPORT LINKS. THE VILLAGE IS HOME TO OXENHOLME LAKE DISTRICT RAILWAY STATION, A MAJOR STOP ON THE WEST COAST MAIN LINE. THIS PROVIDES DIRECT TRAIN SERVICES TO MAJOR CITIES LIKE LONDON, GLASGOW, AND EDINBURGH, MAKING IT IDEAL FOR COMMUTERS OR THOSE LOOKING FOR EASY TRAVEL OPTIONS. THE STATION ALSO CONNECTS TO KENDAL, A NEARBY MARKET TOWN, WHICH IS JUST A FEW MILES AWAY. KENDAL OFFERS A BROADER RANGE OF AMENITIES, INCLUDING SHOPPING, DINING, SCHOOLS, AND CULTURAL ATTRACTIONS, SUCH AS THE KENDAL MUSEUM AND THE BREWERY ARTS CENTRE.

IN ADDITION TO ITS TRANSPORT ADVANTAGES, OXENHOLME IS A GATEWAY TO SOME OF THE MOST PICTURESQUE PARTS OF THE LAKE DISTRICT. THE NEARBY FELS, LAKES, AND VALLEYS OFFER ENDLESS OPPORTUNITIES FOR OUTDOOR ACTIVITIES SUCH AS WALKING, HIKING, CYCLING, AND EXPLORING NATURE. POPULAR DESTINATIONS LIKE WINDERMERE, AMBLESIDE, AND GRASMERE ARE WITHIN EASY REACH FOR DAY TRIPS, OFFERING BOTH RELAXATION AND ADVENTURE FOR OUTDOOR ENTHUSIASTS.

Oxenholme Village





PARKING



GARDEN



OUTSIDE, THE PROPERTY CONTINUES TO IMPRESS. THE REAR GARDEN IS FULLY ENCLOSED, OFFERING PRIVACY AND SECURITY, AND FEATURES MATURE SHRUBS AND A PAVED PATIO AREA, MAKING IT AN INVITING SPACE FOR OUTDOOR DINING, RELAXATION, OR GARDENING ENTHUSIASTS. THE FRONT GARDEN HAS BEEN TERRACED FOR EASY MAINTENANCE, ENSURING IT REMAINS NEAT AND MANAGEABLE THROUGHOUT THE YEAR. ADDITIONAL EXTERNAL FEATURES INCLUDE A PRIVATE TARMAC DRIVEWAY, PROVIDING OFF-ROAD PARKING FOR MULTIPLE VEHICLES, AND A SINGLE GARAGE, WHICH ADDS EXTRA STORAGE SPACE OR THE OPTION FOR SECURE VEHICLE PARKING.

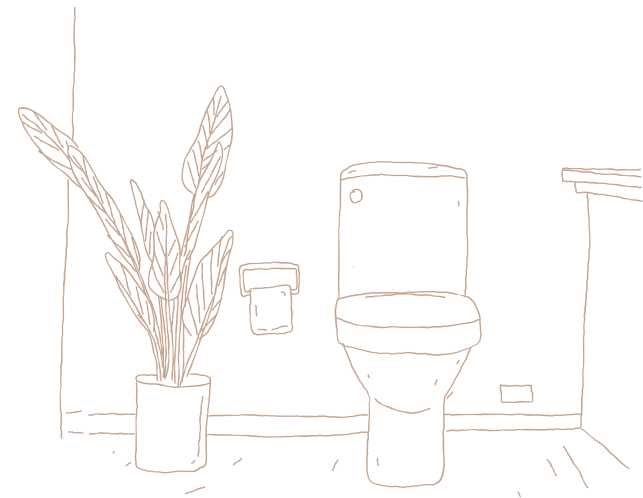




Zzz...ooo







WHERE CAN I FIND...



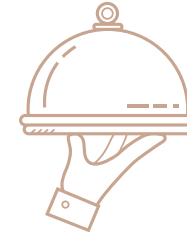
The Closest School?

St Marks C of E School is located just 0.7 miles away.



The Local Shop?

SPAR is just 1.4 miles from your doorstep. Great for those essentials!



A Delicious Meal?

The Station Inn and it's fabulous menu awaits you, only 0.9 miles away.



Somewhere Nice to Walk the Dog?

The Helm is located just 0.4 miles from your home, a lovely scenic walk with stunning views!



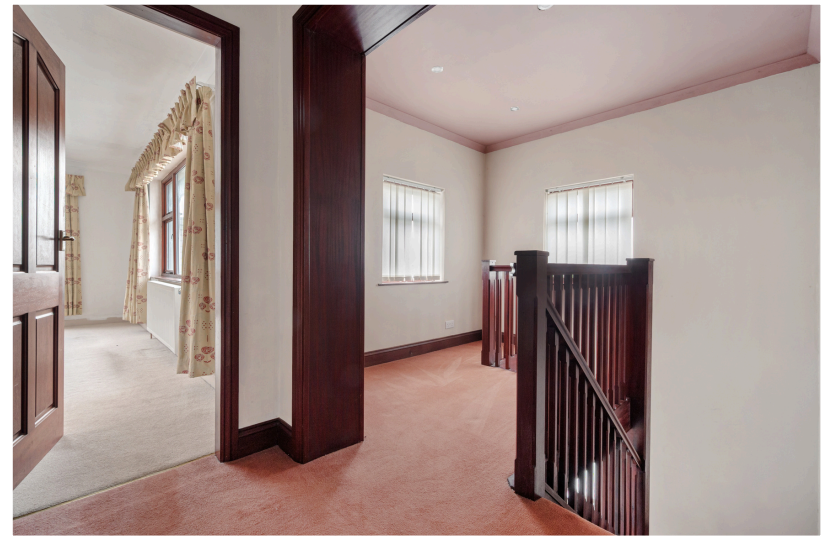
A Refreshing Pint?

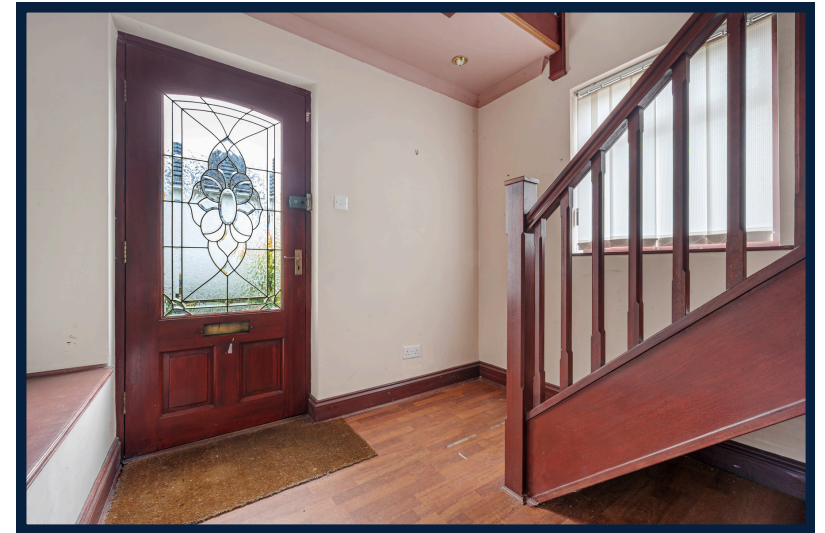
The Heron is just 1.7 miles away, you could be back home in just over 5 minutes!

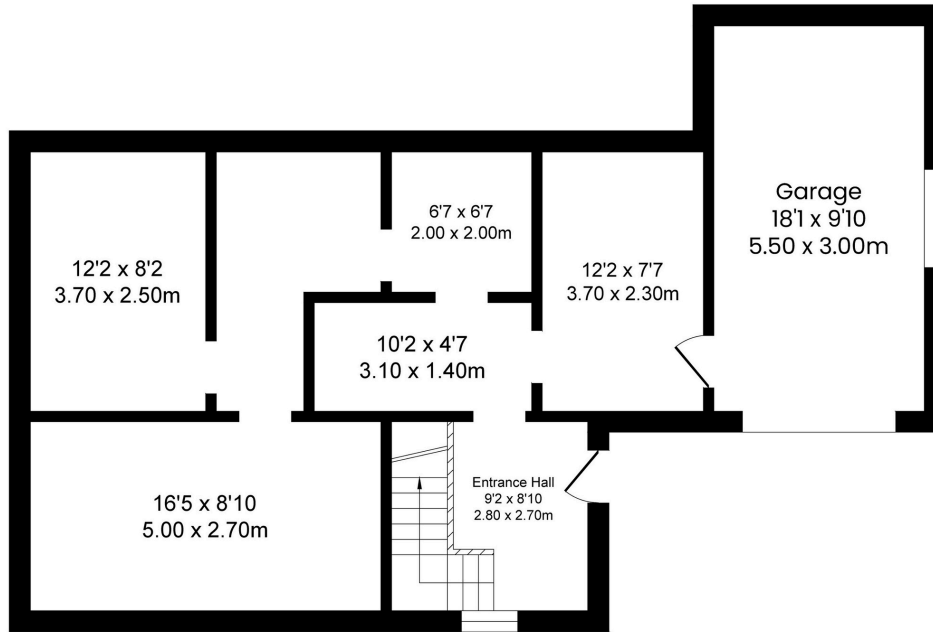


Your Local Property Experts?

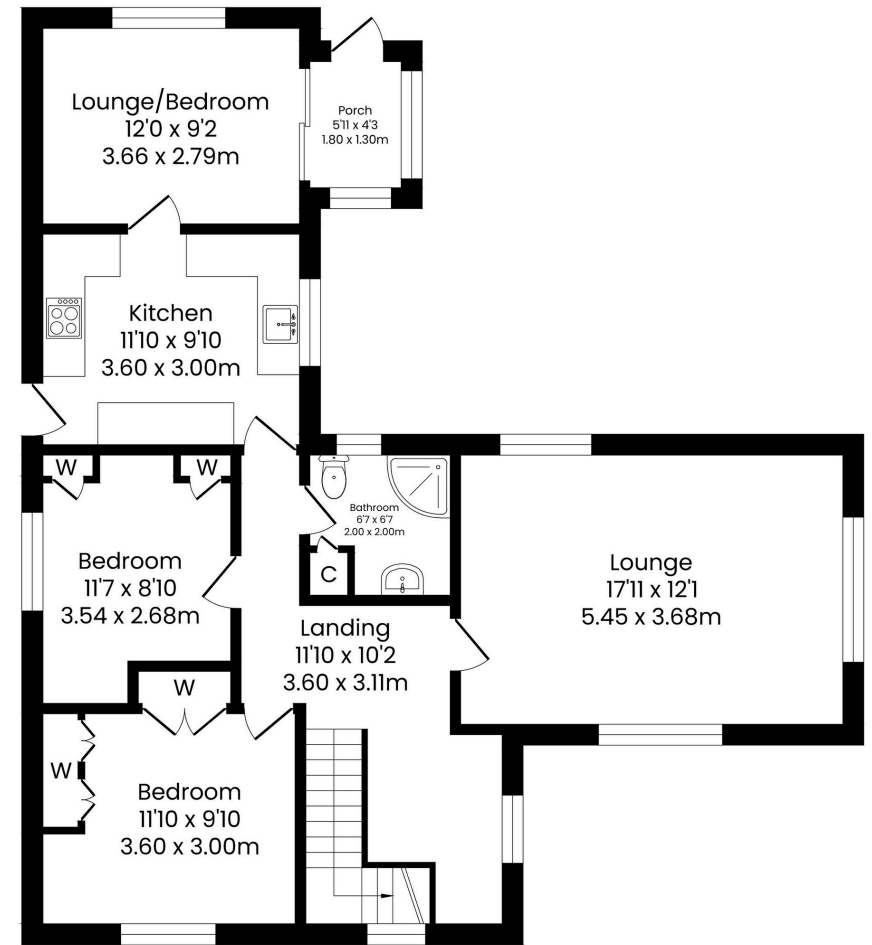
Our lovely Lune Valley Team are Available via Email or phone 7 Days!







Ground Floor



First Floor



Total Floor Area: 1749 sq ft (162.5 sq.m) approx.

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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