



Waterhouse Farm, Burneside
Asking Price £620,000

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Thomson Hayton Winkley



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An increasingly rare opportunity to purchase a traditional 17th Century four bedroom former country farmhouse which retains many period features. Situated in a rural location convenient for the village of Burneside, the market town of Kendal, the Lake District National Park and the M6.







WATERHOUSE FARM

A magnificent, picturesque detached former farmhouse with fabulous countryside views pleasantly situated in a rural location with one neighbouring property near to the village of Burneside where there is a primary school, church, community store and public house. The market town of Kendal is less than five miles from the property and the M6, the Lake District and the Yorkshire Dales are all within easy reach.

The accommodation, which is both well presented and well proportioned, is an excellent example of what is becoming increasingly rare to find in a traditional farmhouse by retaining many period and characteristic features including original beamwork, flagged flooring and an exposed original fireplace.

Upon entering the property through the traditional stone built porch the accommodation briefly comprises a bespoke dining kitchen with adjacent generous pantry, a study, inner hall and dual aspect sitting room with a woodburning stove to the ground floor and four bedrooms, with one having a dressing room and en suite shower room, a family bathroom and a hobby room to the first floor, which also benefits from a generous landing with airing cupboard. The property has oil fired central heating, double glazing and B4RN superfast internet.

Outside there are substantial gardens and grounds, a garage with workshop, a carport and ample driveway parking.

GROUND FLOOR

PORCH

4' 7" max x 4' 1" max (1.42m x 1.25m)

Solid oak door with single glazed panel, lighting, fitted bench, original flagged flooring.

DINING KITCHEN

20' 8" max x 15' 1" max (6.30m x 4.60m)

Oak door to porch, two double glazed sliding sash windows with one having a window seat, double glazed window, exposed original feature fireplace, bespoke painted base units, fitted shelving unit, white porcelain sink, Brathay black slate worktops, oil fired range cooker, space for fridge freezer, integrated dishwasher, built in washing machine, exposed beams, tiled splashbacks.

PANTRY

9' 6" max x 7' 8" max (2.91m x 2.36m)

Double glazed window, original stone worktops, fitted shelving, flagged flooring, space for freezer.

STUDY

14' 11" max x 9' 5" max (4.56m x 2.89m)

Single glazed stable door, double glazed sliding sash window, radiator, decorative painted beams, tiled flooring.

HALL

7' 4" max x 7' 3" max (2.24m x 2.23m)

Oak door to rear porch, double glazed sliding sash window to stairwell, radiator, understairs cupboard.

SITTING ROOM

21' 5" max x 17' 11" max (6.55m x 5.48m)

Four double glazed sliding sash windows, two radiators, woodburning stove to feature fireplace, fitted oak shelving, recessed spotlights, exposed beamwork.

REAR PORCH

4' 9" x 4' 7" (1.45m x 1.40m)

Lighting.





FIRST FLOOR

LANDING

13' 6" max x 11' 5" max (4.14m x 3.50m)

Natural light from stairwell, built in airing cupboard housing oil central heating boiler and hot water cylinder, exposed beam.

BEDROOM

11' 8" x 10' 4" (3.57m x 3.16m)

Double glazed sliding sash window, radiator.

DRESSING ROOM

7' 2" x 4' 9" (2.20m x 1.46m)

EN SUITE

7' 2" x 6' 5" (2.20m x 1.98m)

Double glazed sliding sash window, radiator, three piece suite in white comprises W.C., wash hand basin and fully tiled shower cubicle with electric shower, fitted mirrored wall unit, wall light with shaver point, extractor fan.

BEDROOM

15' 7" max x 9' 3" max (4.76m x 2.82m)

Two double glazed sliding sash windows, radiator.

BEDROOM

10' 1" x 9' 3" (3.09m x 2.84m)

Double glazed sliding sash window, radiator, built in wardrobe.

BEDROOM

10' 1" x 9' 3" (3.08m x 2.83m)

Double glazed sliding sash window, radiator.

BATHROOM

6' 10" max x 5' 6" max (2.10m x 1.70m)

Double glazed sliding sash window, radiator, three piece suite in white comprises W.C., wash hand basin and bath with thermostatic shower over, fitted mirrored wall unit, extractor fan, partial tiling to walls.

HOBBY ROOM

10' 1" x 6' 3" (3.09m x 1.92m)

Double glazed sliding sash window, radiator, loft access.

GARAGE

33' 2" max x 19' 4" max (10.13m x 5.90m)

Timber double door, pedestrian door, four single glazed windows, light and power, space for chest freezer.

WORKSHOP

9' 3" x 7' 10" (2.82m x 2.41m)

Open to garage, two single glazed windows, lighting.

OUTSIDE

Accessed via a gated entrance, the fabulous surrounding gardens and grounds, all of which boast a variety of countryside and woodland scenery, include three private lawned gardens, each bordered with mature trees and established shrubs, a pond, a former pig sty which is currently being utilised as a composting area, a delightful avenue of arbours, vegetable plots, gravelled footpaths, a generous garage with integral workshop, a double carport and ample parking.

SERVICES

Mains electricity, oil fired heating, non mains water, non mains drainage.

COUNCIL TAX BANDING

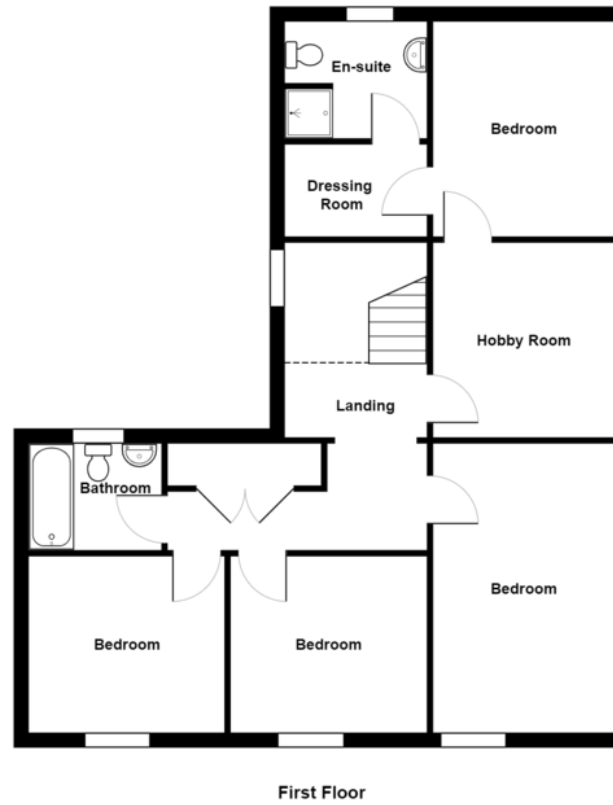
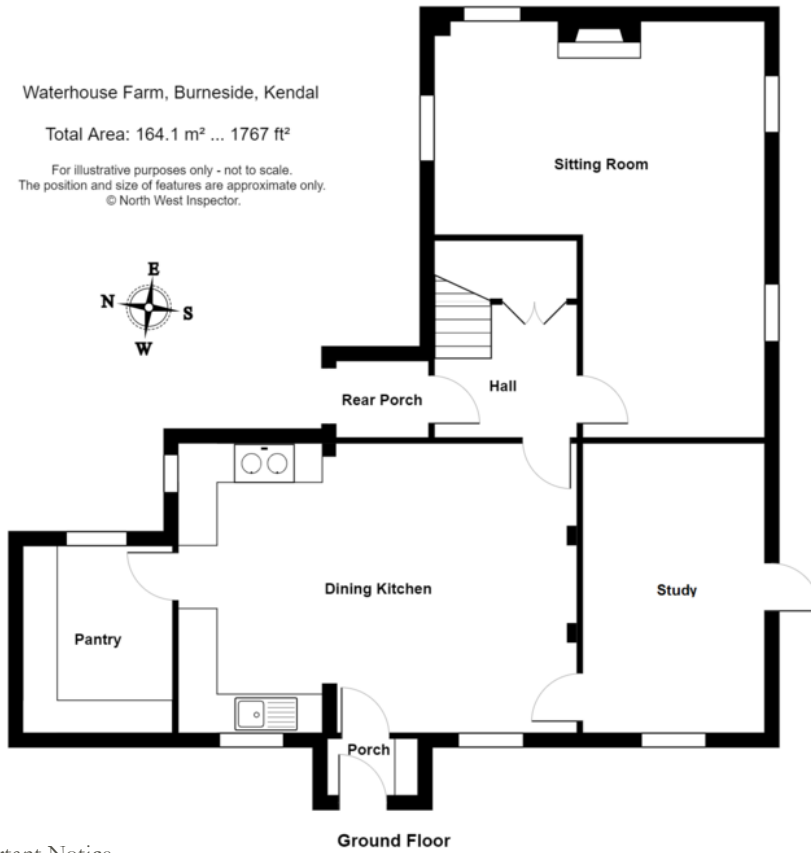
Currently Band G as shown on the Valuation Office website.



Waterhouse Farm, Burneside, Kendal

Total Area: 164.1 m² ... 1767 ft²

For illustrative purposes only - not to scale.
The position and size of features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

DIRECTIONS

Leave Kendal via the A6 towards Shap, at Skelsmergh turn left (Signposted Burneside) and proceed for approx 1.2 miles, turn right on to Garnett bridge Road for 0.7 mile then turn left (marked Waterhouse Farm and Meadow House) proceed to turn right and continue along the track and through the gate to find Waterhouse Farm.

Important Notice

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