



Burton

£350,000

7 Dalton Lane, Burton, Carnforth, LA6 1NG

A stunning Barn Conversion with three bedrooms located in the beautiful village of Burton in Kendal. This property boasts an abundance of character and charm, combined with immaculate presentation and modern amenities. A superb master bedroom with an en-suite, along with two additional bedrooms, all presented to the highest standard. The south facing rear garden provides a private outdoor space for relaxation and entertaining, while the garage, parking, and outside store offer practicality and convenience.

This charming cottage is the perfect choice for those seeking a comfortable and enjoyable living experience in a beautiful location. Don't miss out on this incredible opportunity - contact us today to arrange a viewing!

Quick Overview

Super Three Bedroom Barn Conversion
 Abundance of Character & Charm
 Fantastic Master with En-Suite
 Well Presented Through Out
 Located in The Poular Village Burton In Kendal
 Enclosed South Facing Garden
 Views Across Rolling Countryside
 Stone Built Garage and Large Out House
 Off Road Parking
 Ultrafast Broadband 1000Mb Available*



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Ultrafast
Broadband



Garage & Off
Road Parking

Property Reference: C2279



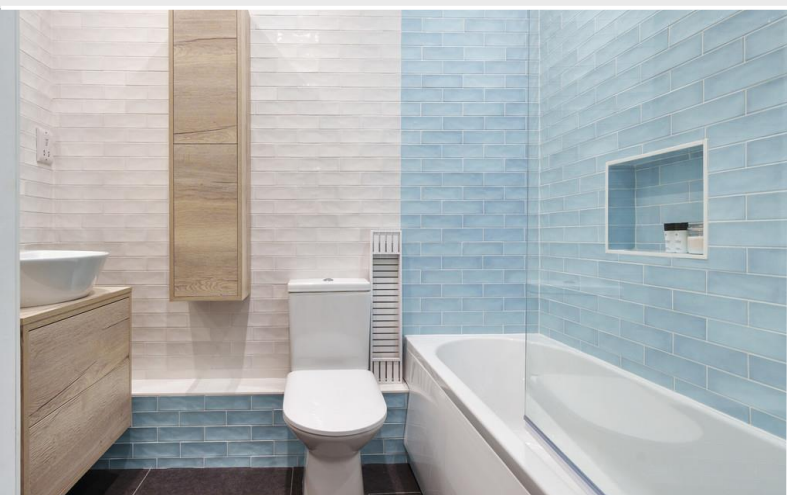
Kitchen / Diner



Kitchen / Diner



Downstairs Cloakroom



Bathroom

Location Burton in Kendal is a charming and sought-after village located in the south of Cumbria, surrounded by rolling countryside and stunning views of the surrounding hills. The village has a rich history and a strong sense of community, making it an ideal place to live for families, professionals and retirees alike.

For families there is a primary school Burton Morewood CofE Primary School rated "Good" by Ofsted. For secondary education, the nearby Queen Elizabeth School in Kirkby Lonsdale is a highly regarded and well-respected establishment.

Transport links are also a key benefit of living in Burton in Kendal. The village is situated just off the M6 motorway, providing easy access to major cities such as Manchester, Liverpool and Glasgow. The nearby market town of Kirkby Lonsdale is just a short drive away, offering a range of amenities and regular bus services to surrounding areas. The West Coast Main Line also runs through nearby Oxenholme station, providing direct train services to London and Edinburgh. There is also easy access to Carnforth Station. The village is serviced by the 555 bus service.

Overall, Burton in Kendal is a wonderful place to live, with its beautiful scenery, excellent schools and convenient transport links making it an ideal location for families and professionals alike.

Property Overview Welcome to this beautiful 3 bedroom cottage in Burton in Kendal, bursting with character and charm. This property has everything you need for a comfortable and enjoyable living experience.

Upon entering the property, you will be greeted by a spacious hallway with ample space to remove coats and muddy boots. To the left is the modern kitchen diner fitted with a range of wall and base units. Integrated appliances include, oven, 4 ring gas hob and dish washer with space for undercounter fridge. The kitchen diner has ample space for a dining table for all the family to sit round. To the rear of the kitchen is a utility room fitted with wall and base units, plumbing for a washing machine and space for tumble dryer. Continuing along the hallway is a cloak room with low level w.c and wash basin.

The living room is to the rear aspect of the property with patio doors leading out to the garden, filling the room with natural daylight and perfect for entertaining in those summer months. The gas fire set on a stone hearth with stone surround create a warm and comfortable feel for those colder winter evenings.

Moving upstairs, you will find a superb master bedroom thoughtfully dressed in sleek contemporary tones also benefiting from a stylish en-suite shower room. Fitted with walk in shower vanity wash basin and low level w.c.



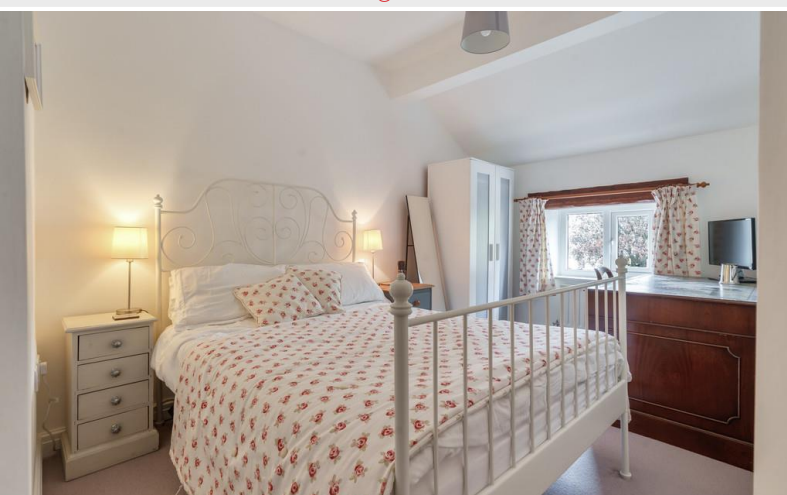
Living Room



Bedroom One



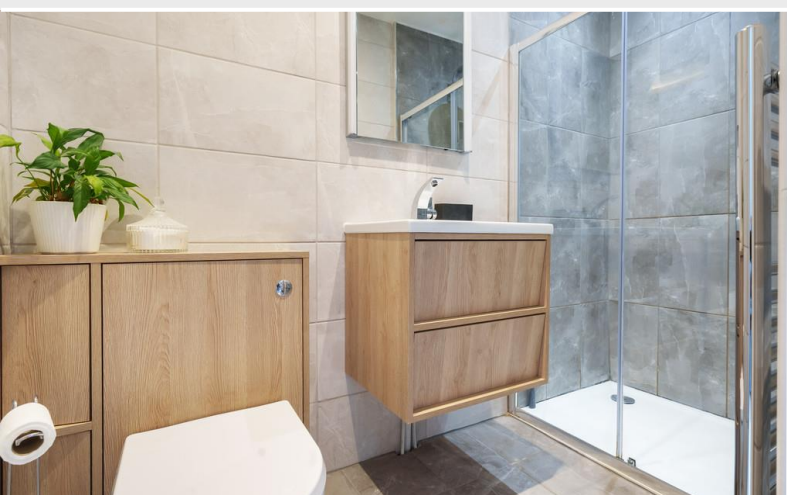
Living Room



Bedroom Two



Bedroom Three



En Suite Shower Room

Bedroom two is also a well proportioned double with space for double bed and further furniture to suit. Bedroom three is currently used as a nursery but makes for a good single/small double or a home office if desired. The house bathroom is stylish and perfect for relaxation after a long day, fitted with panelled bath and shower over, vanity wash basin and low level w.c with tiled walls. In addition, there is a boarded loft space for storage with ladder for access.

This property is perfect for those looking for a charming and characterful home in a beautiful location. Don't miss out on this fantastic opportunity to make this cottage your own. Contact us today to arrange a viewing.

Directions From the Hackney & Leigh office, leave Carnforth on Scotland Road and proceed straight ahead at the first two roundabouts. At the third roundabout take the second exit towards Burton along the A6070. On entering Burton take the first right onto Dalton Lane; parking for the property can be found by taking the first right into a courtyard.

Outside The property also boasts a south facing enclosed rear garden with a patio, lawn area and planted borders, with views across the rolling countryside perfect for entertaining in the summer months and sitting back and relaxing with a G&T in hand. Additionally, the property benefits from a stone built garage, and spacious outside store perfect for gardening equipment bikes and additional parking, making it an ideal choice for those who value convenience and practicality.

Parking The property benefits from a Garage and allocated parking accessed over the shared driveway.

What3words ///flexibly.scribbled.unheated

Accommodation (with approximate dimensions)

Entrance Hall

Kitchen Diner 12' 6" x 11' 7" (3.82m x 3.53m)

Utility 8' 0" x 5' 5" (2.45m x 1.66m)

Cloaks Room

Living Room 16' 2" x 14' 4" (4.93m x 4.38m)

First Floor Landing

Bedroom One 16' 2" x 14' 4" (4.93m x 4.37m) Max

Bedroom Three 14' 10" x 7' 9" (4.52m x 2.36m) Max

Bedroom Two 12' 7" x 8' 1" (3.84m x 2.47m) Max

Garage 18' 3" x 10' 2" (5.57m x 3.11m)

Outbuilding 11' 9" x 8' 9" (3.60m x 2.68m)



Garden & Rear Elevation



Rear Garden



Countryside Views



Garage



Rear Patio

Property Information

Services Mains electricity, mains gas, mains water and drainage.

Council Tax Band E South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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online.



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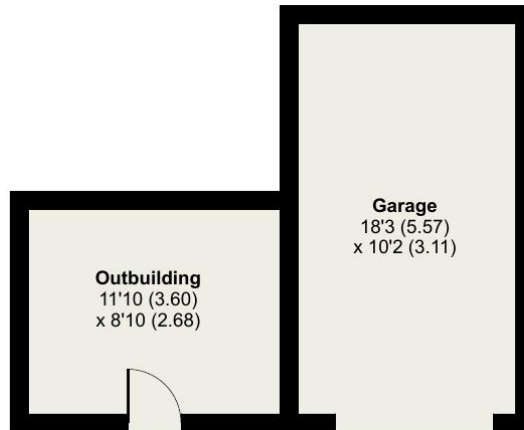
Dalton Lane, Burton, Carnforth, LA6

Approximate Area = 1344 sq ft / 124.8 sq m (includes garage)

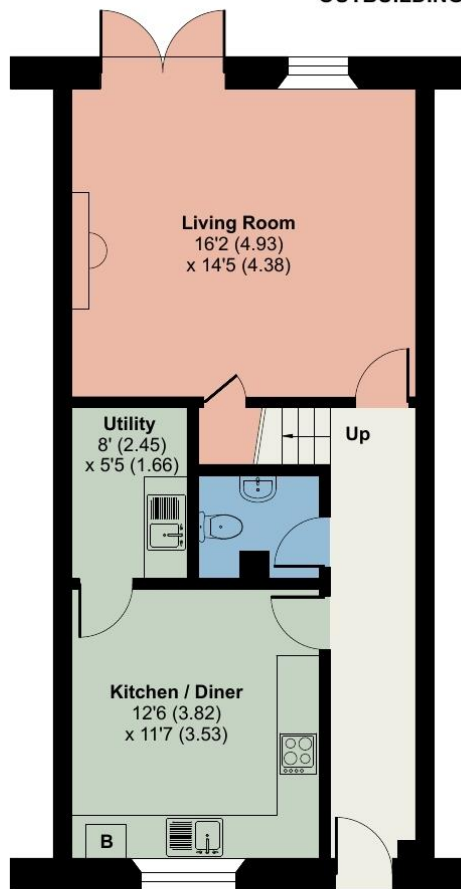
Outbuilding = 113 sq ft / 10.4 sq m

Total = 1457 sq ft / 135.2 sq m

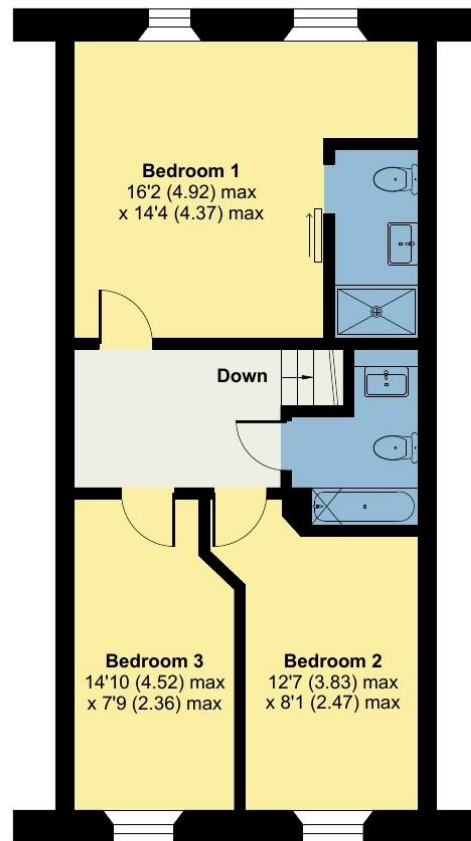
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OUTBUILDING / GARAGE



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 974639

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