



Barnston Sprint Holme, Burneside
£495,000



Barnston Sprint Holme

Burneside

Indulge in the beauty of this exceptional detached bungalow that offers level access and breath-taking countryside views from this idyllic location in Burneside village. This property is close to Carus Green Golf Course and convenient for all the day to day amenities in the village, including a convenience store, public house, railway station, church, and a well-regarded primary school. The village hall, bowling green, tennis court, and fish and chip shop add to the charm of this delightful village, which offers a variety of public footpaths and countryside walks.

This charming property has undergone an extensive, complete renovation to a high standard, including new triple glazed windows, doors, skirting boards, architrave and replastered walls. The Amtico bleached oak flooring throughout adds a touch of elegance and sophistication, while the air source heat pump and underfloor heating provide ultimate comfort all year round.

This stunning home offers a beautiful open plan reception space with plenty of space for seating and eating with the spectacular kitchen diner designed by Atlantis Kitchens includes all the expected appliances in a kitchen of this calibre. There are three double bedrooms, an opulent en suite and family bathroom and an additional cloakroom, making it an ideal home for families and retirees alike. In addition, outside the property, you will be greeted with a double garage, ample driveway parking, and a spectacular, well-maintained garden to both front and rear.

Burneside is located just two miles from the bustling market town of Kendal, with an hourly bus service, and offers easy access to both the Lake District and Yorkshire Dales National Parks and the M6, making it an excellent investment opportunity for those seeking a peaceful retreat away from the hustle and bustle of town life. Don't miss out on the chance to own this exceptional property that has been lovingly created by the current owners to the highest standards and is ready to welcome you home.

GROUND FLOOR

SITTING ROOM

17' 9" x 11' 10" (5.42m x 3.61m)

Both max. Triple glazed window, wall mounted electric fire, Amtico sun bleached oak flooring, underfloor heating.

KITCHEN/DINER

20' 10" x 12' 9" (6.35m x 3.89m) Both max.

Three triple glazed windows, triple glazed French door opening on to the patio, good range of base and wall units, stainless steel sink, electric hob with glass splashback and extractor/filter over, Bosch integrated appliances including electric oven, microwave, dishwasher and fridge freezer, granite breakfast bar, recessed spotlights, Amtico sun bleached oak flooring, underfloor heating.

BEDROOM

14' 1" x 12' 4" (4.29m x 3.76m) Both max.

Triple glazed window, fitted desk and shelves, Amtico sun bleached oak flooring, underfloor heating.

EN-SUITE

7' 3" x 4' 1" (2.22m x 1.24m) Both max.

Triple glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity, fully panelled shower cubicle with thermostatic shower fitment, touch sensitive mirror, partial panelled walls, Amtico sun bleached oak flooring, underfloor heating.

BEDROOM

13' 1" x 8' 7" (3.99m x 2.61m) Both max

Triple glazed window, fitted wardrobe, fitted desk and shelves, Amtico sun bleached oak flooring, underfloor heating.





BEDROOM

12' 10" x 11' 5" (3.92m x 3.49m) Both max.
Two triple glazed windows, fitted wardrobe, Amtico sun bleached oak flooring, underfloor heating.

BATHROOM

8' 2" x 5' 7" (2.49m x 1.7m) Both max.
Triple glazed window, heated towel radiator, three piece suite comprising W.C. wash hand basin to vanity and bath with thermostatic shower fitment over, partial panelled walls, touch sensitive mirror, recessed spotlights, extractor fan, Amtico sun bleached oak flooring, underfloor heating.

UTILITY ROOM

12' 8" x 8' 5" (3.85m x 2.56m) Both max.
Double glazed door, triple glazed window, base units, plumbing for washer dryer, built in cupboard, Amtico sun bleached oak flooring, underfloor heating.

CLOAKROOM

5' 7" x 3' 9" (1.7m x 1.15m) Both max.
Triple glazed window, W.C. wash hand basin to vanity, illuminated mirror, extractor fan, recessed spotlights, Amtico sun bleached oak flooring, underfloor heating.

PORCH

5' 12" x 5' 11" (1.82m x 1.81m) Both max.
Triple glazed door, recessed spotlights, Amtico sun bleached oak flooring, underfloor heating.

ENTRANCE HALL

11' 7" x 11' 5" (3.54m x 3.49m) Both max.
Painted door, triple glazed window, built in cupboard housing hot water cylinder and controls for the air source heat pump, loft access, Amtico sun bleached oak flooring, underfloor heating.



OUTSIDE

Well kept lawns to the front of the property with an enclosed garden to the rear showcasing a well kept lawn, patio area, well stocked borders, rockery features and a shed. There is a water supply to the side of the property. Driveway parking for three vehicles.

GARAGE

21' 71" x 20' 24" (6.62m x 6.17m) Double glazed door, double glazed window, two double glazed roof windows, two electric up and over garage doors, light and power.

EPC RATING D

SERVICES

Mains electricity, mains water, air source heat pump, mains drainage.

TENURE: FREEHOLD

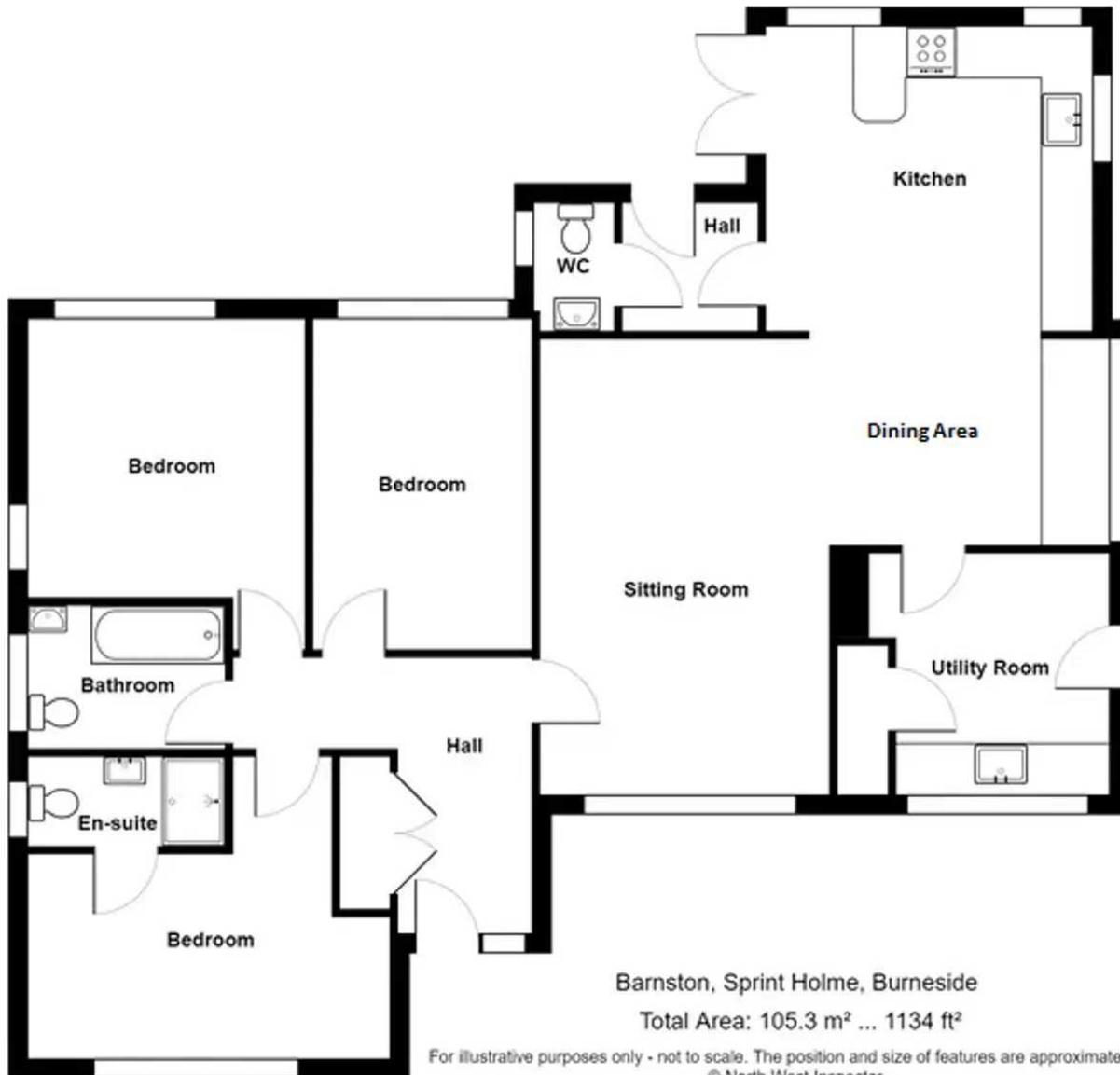
COUNCIL TAX: BAND E

DIRECTIONS

Follow Burneside road from Kendal and take the fourth left onto Sprint Holme, Barnston house is located at the very end of Sprint Holme.

WHAT3WORDS: immunity.results.spenders.





Barnston, Sprint Holme, Burneside

Total Area: 105.3 m² ... 1134 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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