



Main Street

£399,950

5 Hollowrayne, Main Street, Burton, LA6 1NS

This unique family home enjoys a desirable position, nestled within a quiet cul-de-sac within the popular village of Burton in Kendal. Now in need of some updating, 5 Hollowrayne offers four great sized bedrooms, two bathrooms, two reception rooms with separate sun room and kitchen with utility. Completing the picture is the generous lawn garden to the rear, well-maintained with hedgerows and borders for privacy, an idyllic setting to enjoy throughout the summer months.

With modernisations in mind, this home is now ready for a new purchaser to enjoy, set within a thriving community with local amenities, transport links and the countryside right on your doorstep, this home offers a great opportunity for a wide range of buyers.

Quick Overview

- Wonderful Detached Family Home
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms with Separate Sun Room
- Mature Gardens to the Front & Rear
- Off Road Parking & Integral Garage
- No Onward Chain
- Peaceful Village Setting
- Close to Local Amenities
- Great Access to Transport Links
- Ultrafast 1000* Mbps Broadband Available



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Ultrafast
Broadband*



Garage & Off
Road Parking

Property Reference: C2321



Dining Room



Living Room



Conservatory



Bedroom Two

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, Burton in Kendal is within the catchment area for the nearby Queen Elizabeth School in Kirkby Lonsdale. The village is also 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. There is also easy access to Carnforth Station, and 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 This wonderful home has been well maintained over time, offering flexible living spaces to the ground floor and four great sized bedrooms to the first floor. Externally, a laid lawn to the front and rear enjoys borders with hedgerows and shrubs. Situated within the sought after village of Burton in Kendal, this home has plenty on offer for a range of buyers.

Step through the front door into an entrance hall, with a handy cloakroom to the right for hanging coats with that all important W.C. and hand wash basin. Follow the hallway along to the dining room located on the left with double doors that open up into the living room, making this a great social space. The dining room itself enjoys a large window to the front with traditional coving to ceiling that runs throughout the ground floor. The living room is a wonderful space with gas fire and magnificent exposed stone hearth, enhancing the welcoming feel to this room. A door leads into a separate sun room, making the perfect sun trap to enjoy a good book overlooking the garden beyond.

The kitchen is a well fitted space with wall and base units, complementary tiled walls and one and a half sink with drainer. Integrated appliances include an oven with four ring hob and extractor over. Adjoining the kitchen is a handy utility with space for hanging coats and storing shoes, with wall and base units, complementary worktop, stainless steel sink with drainer and space for a washing machine/dryer or dishwasher. A door provides access into the garden.

Follow the stairs to the first floor to the four double bedrooms,



Living Room



Kitchen



Bedroom One



Bedroom Three



Bedroom Four



Bathroom

all generous rooms with space for additional furniture, now in need of some modernisations. Bedroom one enjoys a rear aspect window over the garden with an en suite comprising a W.C., hand wash basin and shower. Bedroom two is to the front aspect whilst three is to the rear, and bedroom four, currently used for storage, has the added benefit of a built in cupboard for storing linen and other essentials. The family bathroom is a four piece suite, ready for some updating with a bath, shower, pedestal sink and hand wash basin, W.C. and bidet.

Completing the picture is the picturesque garden, mature with shrubs and borders, laid to lawn with ample privacy to enjoy the throughout the summer months.

Outside A well-maintained lawn to the front leads round to an enclosed garden to the rear, enclosed for privacy with mature shrubs and borders.

Garage & Parking Driveway providing off road parking with an integral garage with up and over door, light and power providing additional parking and storage.

Directions From Carnforth, head north on the A6, straight ahead past Truckhaven Services and straight ahead at the roundabout to the M6. At the third roundabout take the A6070 to Burton. On entering Burton drive through the village, past the school and take a left turn into Hollowrayne and number 5 is straight ahead.

Accommodation (with approximate dimensions)

Ground Floor

- Dining Room** 13' 1" x 12' 1" (3.99m x 3.68m)
- Living Room** 14' 11" x 14' 11" (4.55m x 4.55m)
- Conservatory** 13' 1" x 9' 1" (3.99m x 2.77m)
- Kitchen** 12' 11" x 9' 7" (3.94m x 2.92m)
- Utility** 8' 1" x 6' 2" (2.46m x 1.88m)

First Floor

- Bedroom One** 15' 0" x 10' 11" (4.57m x 3.33m)
- Bedroom Two** 13' 1" x 11' 4" (3.99m x 3.45m)
- Bedroom Three** 13' 1" x 8' 0" (3.99m x 2.44m)
- Bedroom Four** 9' 2" x 8' 1" (2.79m x 2.46m)

Property Information

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Westmorland and Furness Council Band F.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Views



Rear Garden



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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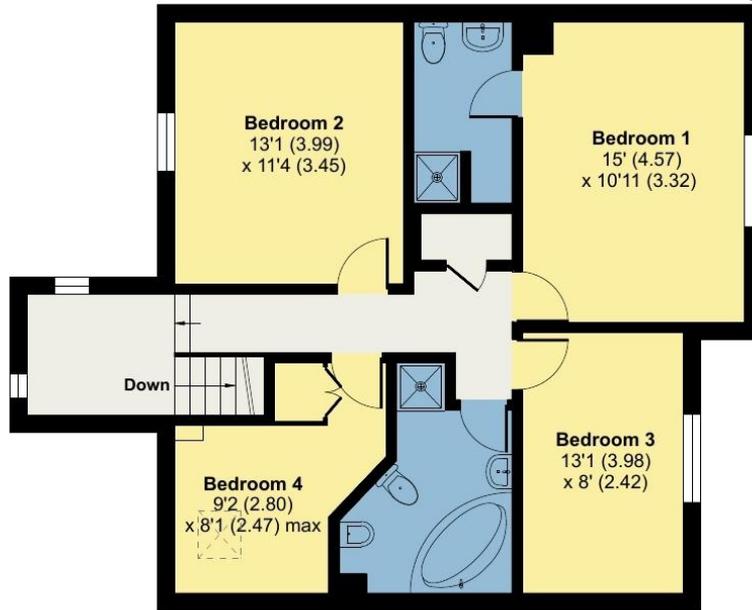
Hollowrayne, Main Street, Burton, Carnforth, LA6

Approximate Area = 1660 sq ft / 154.2 sq m

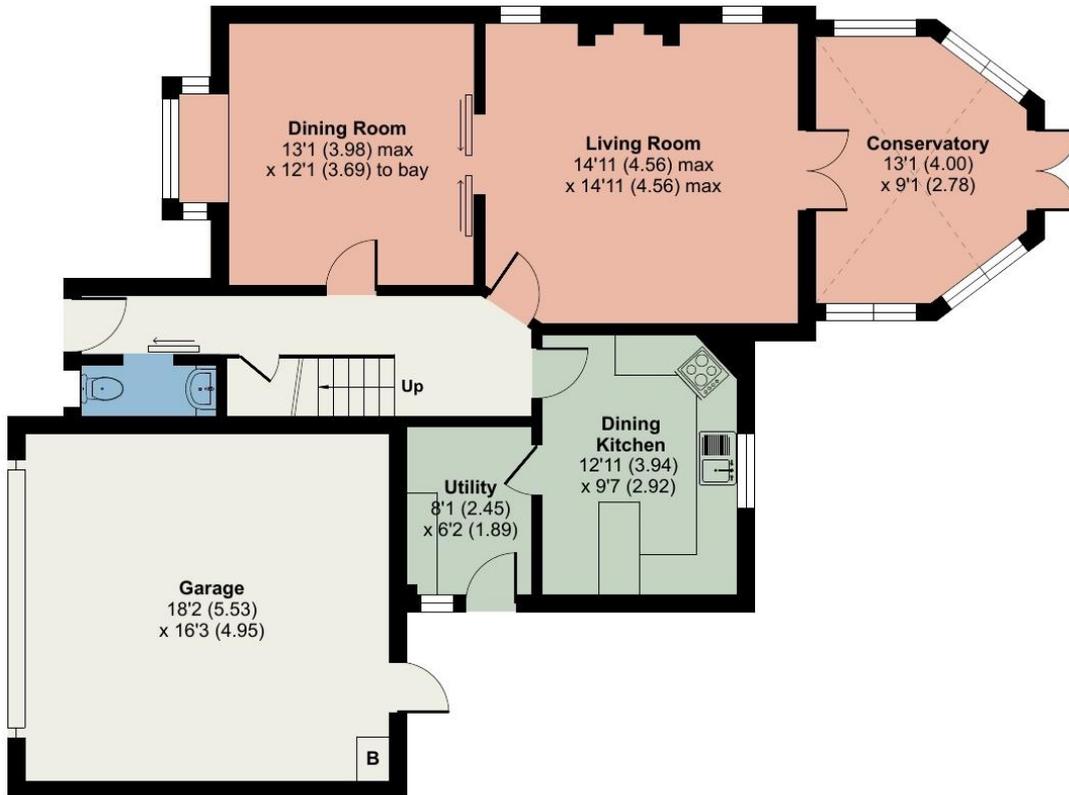
Garage = 309 sq ft / 28.7 sq m

Total = 1969 sq ft / 182.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|che.com 2023. Produced for Hackney & Leigh. REF: 1016721

A thought from the owners... Burton in Kendal is a welcoming, thriving village with great local shop and post office, a wonderful location for all to enjoy.

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