



Burneside

£550,000

St Oswalds Vicarage, Burneside, Kendal, Cumbria , LA9 6QX

Built in 1856 as the vicarage for St Oswald's church in the heart of the village of Burneside. The property as you would expect of the Victorian era boasts high ceilings, deep architraves and generous reception rooms and large bedrooms. Briefly the accommodation affords an open porch and vestibule entrance, reception hall with elegant staircase giving access to the upper floor, living room, dining room, study, fitted kitchen, utility and a ground floor cloakroom with stairs down to the cellars. On the first floor is a spacious landing, a family bathroom, shower room and five bedrooms.

Outside are gardens to three sides, with the rear running down to the river Kent, and there is a large attached garage and ample parking on the gated driveway. The village primary school is close by, the church next door and the market town of Kendal and the popular Lakeland village of Staveley both only a short drive or bike ride away. An early appointment to view is recommended.

Quick Overview

- Stone and slate semi-detached former village vicarage
- 22' Living room & useful home study
- Splendid dining room with original fireplace
- Fitted kitchen and utility room
- Five double bedrooms
- Bathroom & separate shower room
- Delightful & pretty gardens
- Driveway providing ample off-road parking
- Central heating & double glazing throughout
- Broadband speed up to 80 Mbps



5



2



3



E



80
Mbps



Garage & driveway
providing ample off-
road parking

Property Reference: K6720



Location: St Oswald's Vicarage is situated in the heart of the village of Burneside and can be found by leaving Kendal along Burneside Road, proceed into the village then immediately after the Church, the gated entrance for the vicarage is found your right, on the corner with Bridge Street that leads down to Croppers paper mill.

The village of Burneside has a thriving community with shop, pub, church's and primary school and offers easy access to the A591 Kendal Bypass allowing direct links into the Lake District National Park or further into Kendal. There is an hourly train service from the station platform to Windermere with return to Oxenholme, along with a small number of services continuing to Preston and Manchester.



Reception Hall

Property Overview: Standing on a good-sized plot in the heart of the village of Burneside, this fantastic five-bedroom Victorian semi-detached former vicarage boasts many of its original features all of which are complemented with 21st-century living comforts including double glazing and gas central heating. Conveniently located within easy and level walking distance of many amenities including a good Ofsted-rated primary school, a shop, riverside walks and a train station with an hourly service.

Stepping into the vestibule entrance with its attractive laid slate flooring, a glazed door leads through into the splendid reception hall with its high ceilings, arches and a grand pitch pine staircase painted white rising to the first floor. Doors branch off to each of the reception rooms and into a downstairs cloakroom at the end of the hall with WC and access to stone steps that lead down into the useful cellar rooms.



Home Study/Additional Sitting Room

The grandeur of the 22' sitting room enjoys a pleasant outlook across the side garden towards the Church. The feature stone fireplace has a timber mantle and a polished limestone hearth with fitted gas fire.

The splendid dual-aspect dining room which can be accessed from the hall and the adjoining kitchen has plenty space for a table and chairs, perfect for entertaining friends and family! The original stone fireplace with a tiled hearth and open fire is the main focal point of the room.

The kitchen is fitted with a range of timber effect fronted wall, base and drawer units with complementary working surfaces and an inset one-and-a-half bowl stainless steel sink, with coordinating part-tiled walls. There are two useful pantry cupboards with shelving and a door with that leads into the rear porch/utility room. Fitted again with the same base units and working surfaces as the kitchen with inset stainless-steel sink and drainer and plumbing for a washing machine and space for a tumble dryer.



Living Room

Back into the reception hall and enjoying a delightful aspect to the side garden is the study offering great space for new owners to set up and create their own home office or perhaps have as a second sitting room. Alcove with glazed shelving unit and a deep cupboard for extra storage.



Dining Room



Kitchen



Bedroom Five



Bedroom Four



Bedroom Three



Bedroom Two

Following the return staircase up to the first floor you come to a half landing with a full height window to the rear and a deep cupboard ideal for storage. The spacious landing provides access to each bedroom and the bathroom.

The master bedroom has two windows both with seats to sit and enjoy the outlook across to the Church. The adjacent shower room, has a three-piece suite comprising; a walk-in shower with a glazed screen, a pedestal wash hand basin and W.C. Chrome towel rail and shaving points.

Bedroom two is a large double room with a dual aspect overlooking the front and side gardens. There is a pedestal wash hand basin with a tiled splash back and a shaver and light point.

Bedrooms three, four and five are all double rooms with pleasant outlooks over the gardens, with the third and fourth bedrooms both having walk-in wardrobes with built-in shelving and light.

Completing the picture, is the bathroom which has a three-piece suite comprising; a panel bath with Mira shower over, pedestal wash hand basin and W.C. A built-in airing cupboard housing the hot water cylinder with shelving for linen and towels.

Accommodation with approximate dimensions:

Ground Floor:

Open Porch

Vestibule Entrance

Reception Hall

Sitting Room

22' 10" x 13' 10" (6.96m x 4.22m)

Dining Room

22' x 14' 10" (6.71m x 4.52m)

Fitted Kitchen

13' 10" x 11' (4.22m x 3.35m)

Utility Room

13' x 4' 5" (3.96m x 1.35m)

Study 12' x 11' 9" (3.66m x 3.58m)

Lower Ground Floor:

The Cellars

First Floor:

Spacious Landing

Bedroom 1

17' 2" x 14' (5.23m x 4.27m)

Shower Room

Bedroom 2

15' 1" x 13' 8" (4.6m x 4.17m)

Bedroom 3

11' 9" x 10' 7" (3.58m x 3.23m)

Bedroom 4

13' 10" x 12' 1" (4.22m x 3.68m)

Bathroom



Master Bedroom



Family Bathroom



Gardens



Gardens



Gardens

Outside:

Open Porch with Store

Attached Garage with adjoining store room.

The property stands on a good corner plot with gardens to three sides, with lawns, mature trees and well stocked flower beds and borders. There is ample parking on the gated driveway to the front and round the back of the house where you will find the garage. The rear garden which wraps round the garage runs down to the river Kent.

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

Council Tax: Westmorland & Furness Council - Band G

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

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

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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