



Burton

£260,000

Egremont Cottage, Oldriggs Yard, Main Street, Burton, Carnforth, LA6 1LJ

Quintessential Country Cottage, beautifully presented and located in the heart of the sought after village of Burton-in-Kendal. Whether you are looking for a family home, retiring or simply want a bolt hole on the edge of the Lake District and the Yorkshire Dales Egremont Cottage will certainly be one for you.

With spacious living accommodation, two bathrooms and three double bedrooms this property will appeal to a variety of buyers and must be viewed to appreciate the charm and space on offer.

Quick Overview

- Quintessential Country Cottage
- Three Double Bedrooms
- Two Bathrooms
- Spacious Kitchen Diner
- Private Parking
- Sought After Village Location
- Local School Close By
- Nearby Commuter Links
- No Onward Chain
- Ultrafast Broadband Available



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Ultrafast*
Broadband



Allocated Parking
Space

Property Reference: C2382



Living Room



Living Room



Kitchen Diner



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 village Primary School, for secondary education, Burton is within the catchment area for several Lancashire and Cumbrian schools. The village is ideal for transportation links with close access to the M6 motorway and only a short drive from the market towns of Kirkby Lonsdale and Carnforth.

Property Overview Step into this charming cottage and be greeted by an attractive entrance that leads into the spacious living room. The bay window overlooks the parking area, allowing natural light to flood the room. The focal point of the room is the inset flame effect gas fire with a marble effect fireplace, creating a cozy atmosphere. Two illuminated alcoves add a touch of elegance, while the exposed beams give the room character. Under the stairs, you'll find access to the cellar, which has lighting and restricted head height.

The dining kitchen is a beautiful space with shaker style wall and base units, complemented by stylish surfaces. The Franke stainless steel sink and drainer, along with the Bosch electric oven and 4-ring hob with an extractor hood, make cooking a breeze. There is ample space for a washing machine, dishwasher, and upright fridge freezer. A door leads out to the parking area, and a cupboard houses the Valliant gas boiler. The attractive flagged flooring adds a touch of charm to this functional space.

As you ascend the beautiful wood banister stairs to the first floor, you'll find two double bedrooms, both boasting traditional exposed beam features. Bedroom 2 offers the added benefit of fitted wardrobes and a storage cupboard, providing ample storage space. The family bathroom features a wall-hung sink, a bath with a shower over, a WC, and attractive tiling. An under stairs cupboard offers additional storage.

On the third floor, an open-plan landing leads to the shower room, complete with a WC, a pedestal hand wash basin, a shower enclosure, and a Velux window. The landing also features a storage cupboard with space for clothing and a washing machine. Bedroom One is truly charming, with exposed beams and space for furniture to suit your needs, although there is restricted head height.

Outside and Parking There is right of way access from the road and parking outside Egremont Cottage with the cottage having its own parking space.

Directions From the Hackney & Leigh office head along Market Street and at the cross roads turn left at the traffic lights, Leave Carnforth on the A6 travelling north. At the third roundabout take the 2nd turning signposted towards Burton. Proceed along this road into Burton, there is an access road to the property which is located to the right just past the turning for Boon Town.

What3words [///widge/sets/uniform/browsers](https://www.what3words.com/#!/widge/sets/uniform/browsers)

Accommodation with approximate dimensions

Living Room 16' 1" x 12' 0" (4.9m x 3.66m)

Kitchen Diner 15' 4" x 10' 7" (4.67m x 3.23m)

Cellar

Bedroom One 14' 10" x 8' 11" (4.52m x 2.72m)

Bedroom Two 12' 10" x 10' 7" (3.91m x 3.23m)

Bedroom Three 11' 10" x 8' 3" (3.61m x 2.51m)

Property Information

Services Mains gas, water and electricity.

Council Tax Westmorland and Furness - Band C.

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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



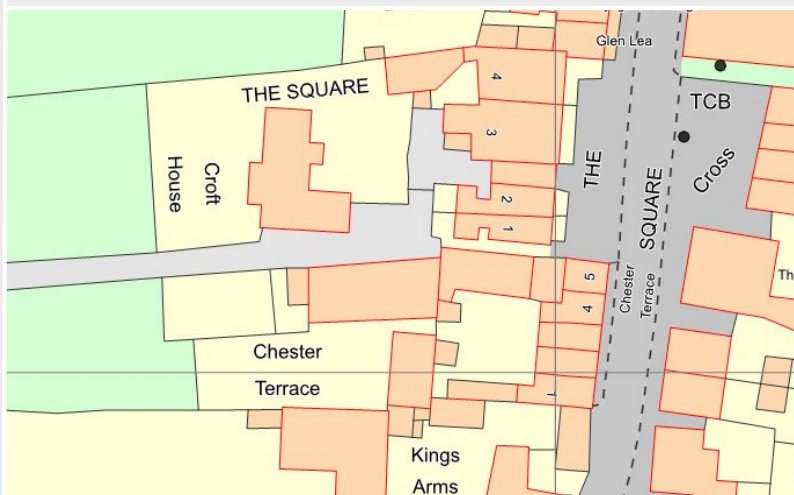
Bedroom One



Bedroom Two

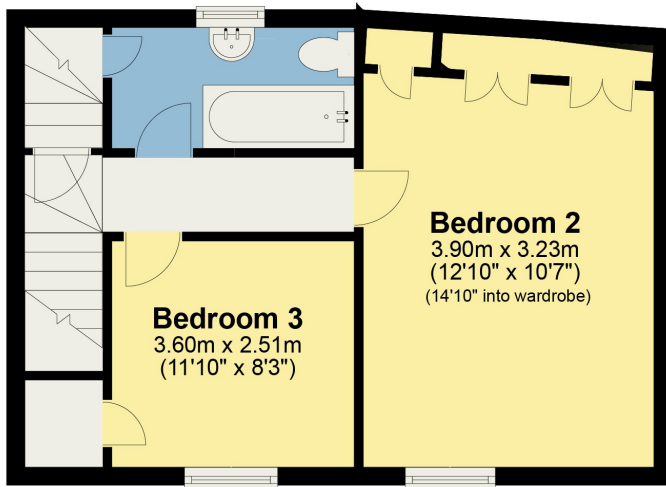


Bedroom Three

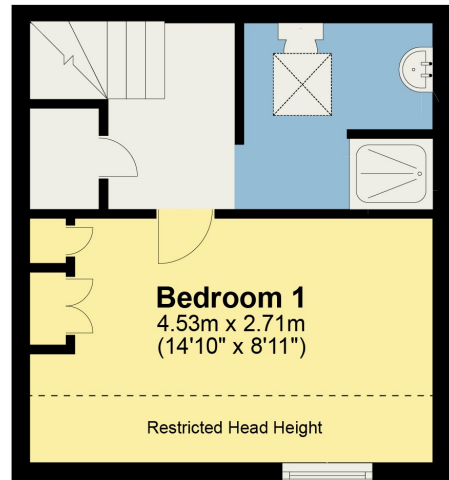


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First Floor

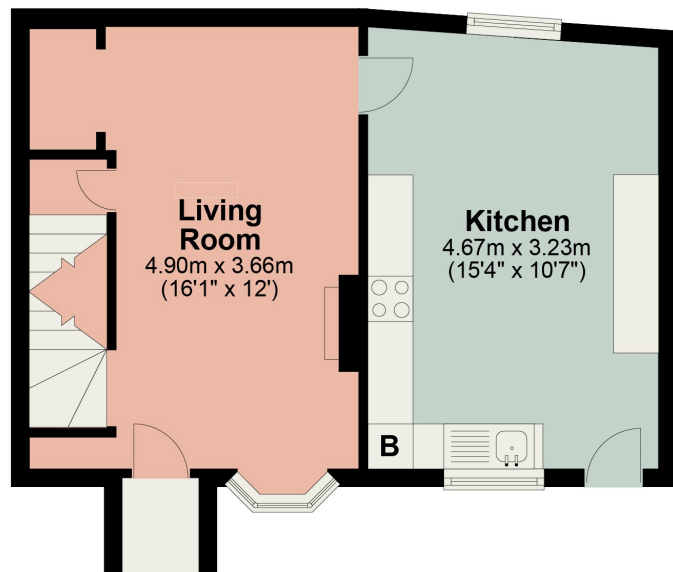
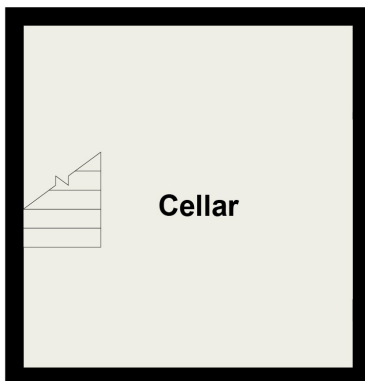


Second Floor



Ground Floor

Cellar



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: C2382

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