



 Toad Hall





Toad Hall

Burrow, Carnforth, LA6 2RJ

A charismatic country home set within the idyllic location of Burrow, which is found in the spectacular Lune Valley. Toad Hall presents a perfect example of countrystyle living, being surrounded by beautiful far-reaching views across the River Lune. Conveniently located just moments from the local amenities that the sought after market town of Kirkby Lonsdale has to offer including, the highly regarded Queen Elizabeth School, Booths supermarket, bars/restaurants and doctors surgery.

Internally the property briefly comprises three double bedrooms, one with ensuite and family bathroom to the first floor, with an exceptional kitchen, living room, snug, utility/cloakroom and bedroom four/office to the ground floor. Surrounded by approximately five acres with formal gardens, sweeping driveway with off road parking, a triple garage and a workshop, this truly is a rare opportunity and certainly not one to miss!

Quick Overview

Semi-Detached Barn Conversion
(Adjoining Properties Available by Separate
Negotiation)

4 Bedrooms & 2 Bathrooms

Exquisite Double Height Living Room

Workshop with a Multitude of Purposes

Set within 5 acres of Land

Triple Garage and Gated Driveway for
Off-Road Parking

Ultrafast 1000 Mbps Broadband Available







Kitchen and Dining

Enter into the show-stopping kitchen, with bespoke fitted units, tiled floor and luxury finishes, the attention to detail and period features are apparent from the moment you arrive. Comprising an island unit with storage and Butler sink, wall and base units with complementary worktop and upstand. High specification, integrated appliances include an Aga, Miele dishwasher, Bosch fridge/freezer and Siemens microwave and coffee machine.

The dining area to the left boasts underfloor heating and an attractive oak window seat with feature beams, enhancing the character of this home, with a door opening into the inner hall.



Country Living

Turning right, you are welcomed into the exquisite living room, being reminiscent of a great hall with double height, vaulted ceiling and traditional beams with a feature walk in inglenook fireplace and wood burning stove, creating a welcoming atmosphere all year round. Patio doors open outside onto the private patio area, creating a seamless blend into the gardens. Unique spiral steps lead up to a gallery landing with a door leading the way to the sleeping accommodation.

From the living room, a door opens into the handy cloak room with ample space for hanging coats and shoes after a day exploring the landscape, with a door providing access to the gardens and grounds.

Specifications

Kitchen

19' 11" x 12' 1" (6.07m x 3.68m)

Dining Room

9' 10" x 9' 9" (3m x 2.97m)

Living Room

19' 6" x 28' 8" (5.96m x 8.74m)









A Family Home

Back into the kitchen, a door to the left leads into a snug area with feature stained glass window, an ideal space for guests, children or as a second sitting room with access into an inner hall where you will find bedroom four; currently used as a hobby room with great potential as a bedroom for guests.

The utility can be found to the right, comprising a W.C. and pedestal sink, as well as base units and complementary worktop. The utility also houses the boiler and benefits from underfloor heating.

Specifications

Snug
14' 10" x 11' 5" (4.52m x 3.48m)

Utility
9' 10" x 9' 10" (3m x 3m)

Bedroom Four/Office
10' 10" x 9' 8" (3.3m x 2.95m)



Beautiful Bedrooms

An inner hall with staircase to the first floor welcomes you to the landing where you will find the further three double bedrooms. Bedroom three boasts a large window the front aspect, filling the room with light with space for additional furniture and a mezzanine level for storage as desired. Follow into bedroom two; another beautifully presented room with panelling and a window to the rear and traditional beams. The family bathroom is an attractive five piece suite, with complementary part tiled walls and flooring to finish. The landing also offers integrated linen cupboard.

Finally, bedroom one offers a generous double with views to the front aspect and ample space for additional furniture, as well as the benefit of the three piece en suite, comprising a bath with hand held shower attachment, W.C. and sink unit. A door opens onto the gallery landing, overlooking the unique living room.

Specifications

Gallery

15' 7" x 7' 7" (4.75m x 2.31m)

Bedroom One

20' 0" x 13' 0" (6.1m x 3.96m)

Bedroom Two

12' 0" x 8' 11" (3.66m x 2.72m)

Bedroom Three

10' 8" x 10' 5" (3.25m x 3.18m)









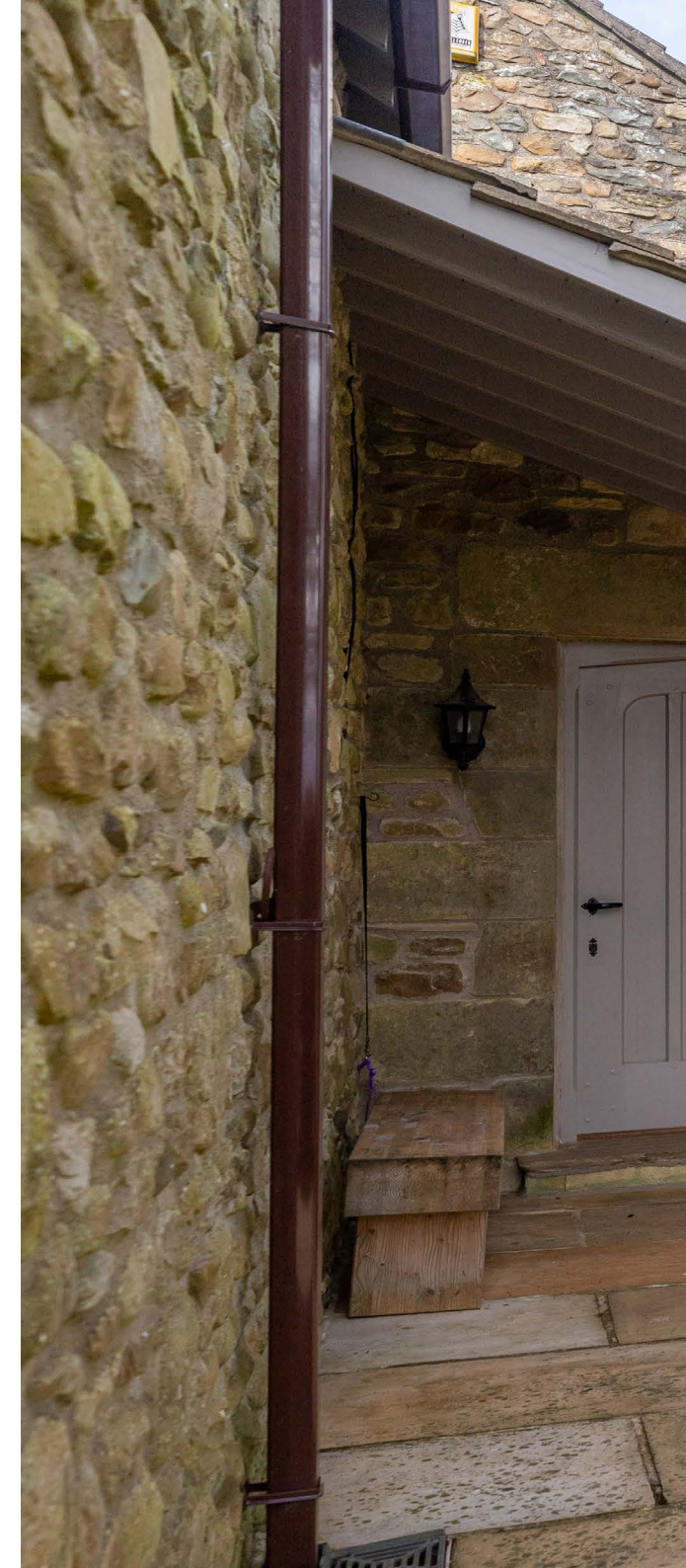
Outside

A sweeping driveway leads to the front entrance that continues to gated access to the garage, workshop and parking/turning area. The approx. 5 acres of land is suited for agriculture; equestrian, sporting or other amenities that one desires.

Having formal, well maintained lawned gardens and a paved central courtyard, perfect for outdoor entertainment with a well equipped summerhouse ideal for use all year round. The gardens are private and secure being surrounded with a variety of mature trees and shrubs with a range of spring flowers and well stocked herbaceous borders.

Workshop Annex

The attached stone built annex is split into two rooms and a mezzanine level. The main room has worktop space and a useful cloakroom with W.C. The back room has wall and base units with worktops. This superb annex could be utilised as a games room, home cinema, office, hobby room, gym or additional accommodation subject to relevant planning.









Location

Burrow lies within the heart of the Lune Valley which borders the Forest of Bowland Area of Outstanding Natural Beauty and the Yorkshire Dales National Park, surrounding by unspoilt countryside. Right on your doorstep is the cracking pub, The Highwayman Inn as well as easily accessible footpaths for you and any four legged friends.

Exactly 3 miles from Burrow is Kirkby Lonsdale. The town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities here.

Important Information

Services

Mains water and electric. Private septic tank shared between three properties all sharing responsibility for maintenance and associated costs. LPG central heating.

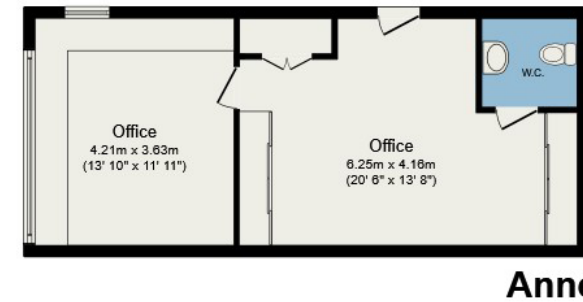
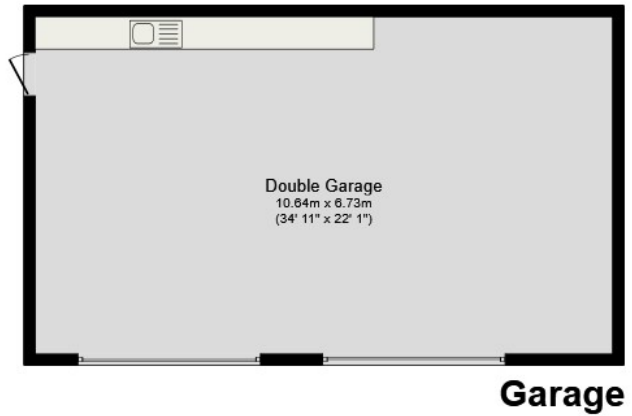
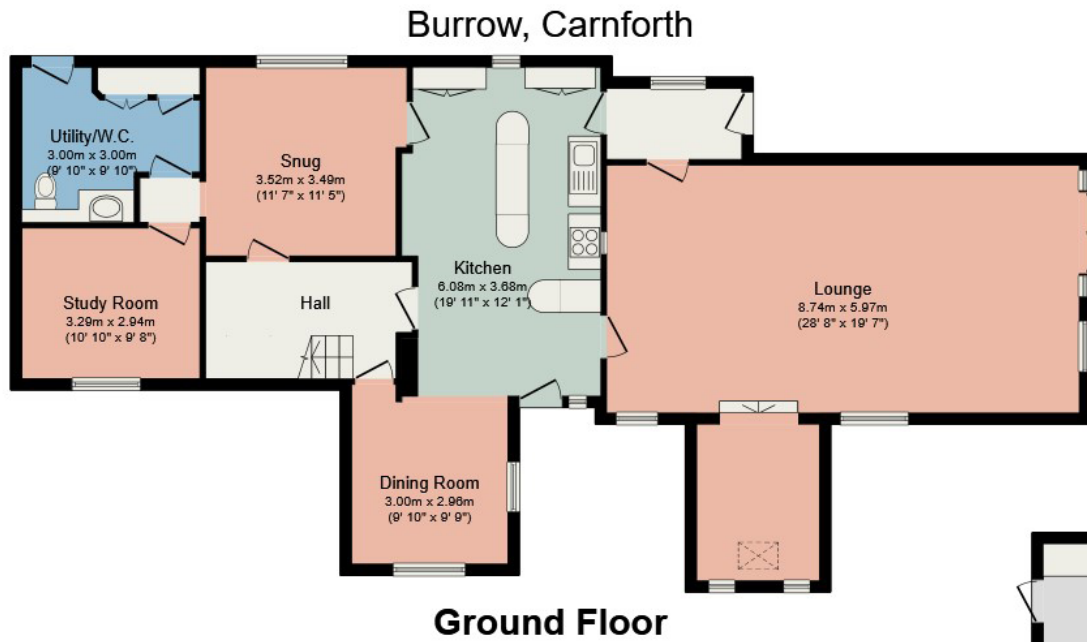
Council Tax:
Band F - Lancaster City Council

Tenure:
Freehold. Vacant possession upon completion.

Energy Performance Certificate:
The full Energy Performance Certificate is available on our website and also at

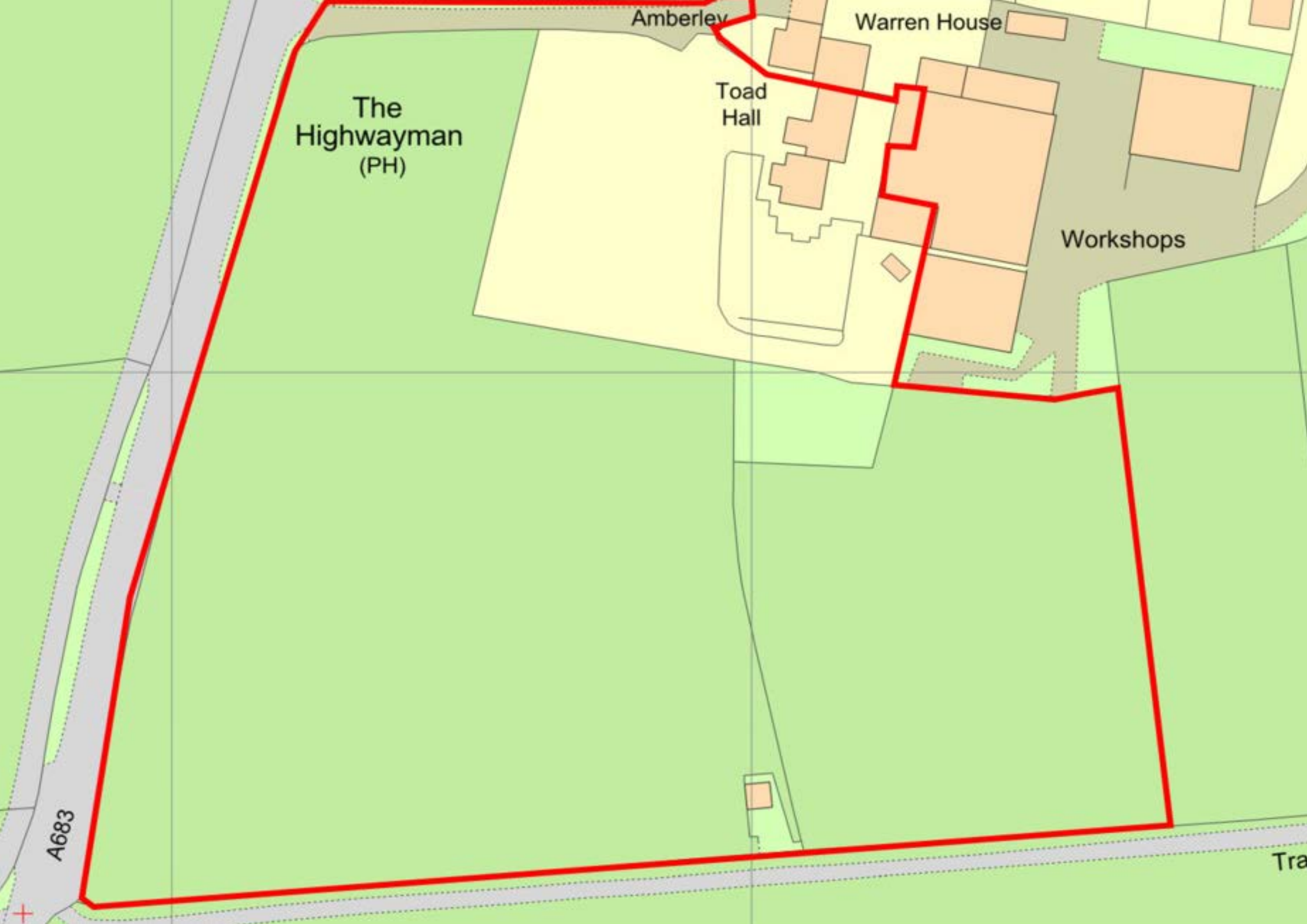


Floorplan & Boundary Map



Total floor area 311.9 m² (3,357 sq.ft.) approx

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.



Amberley

Warren House

The Highwayman
(PH)

Toad Hall

Workshops

A683

Tra

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Sales Office.

To view contact our Kirkby Lonsdale office:

Call us on 015242 72111

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