



Carling House Carling Steps, Burneside  
£625,000





## Carling House Carling Steps

### Burnside

A charming detached family home built in the 1920s located in the quiet village of Burnside not far from the market town of Kendal. Close to all local amenities that Burnside and Kendal have on offer, Carus Golf Course across the road and easy access to the rest of the Lake District National Park and the M6 Motorway.

This beautiful detached family home offers a tranquil retreat with stunning countryside views all around. Nestled in a picturesque setting, this family house boasts many stunning features throughout. Upon arriving you will find ample driveway parking which is surround by the well kept gardens, from here you can see what the ground floor has on offer with a cosy sun room which gets plenty of light in and the perfect spot to take off your boots after a local walk. Inside the main entrance hall you can see how well the owners have looked after the property with Oak doors, Oak wooden flooring which runs all the way through to the kitchen and the glass beaded wall paper which catches the light as you walk past. On the right is the sitting room which has a log burner, ensuring warmth and comfort on chilly evenings. The kitchen is modern and well appointed which is in keeping with the house, a utility room can be found next to the kitchen which is handy for all your washing needs. The last room on the ground floor is the dining room which could also be used as a bedroom if needs be.

The first floor includes three double bedrooms, with the Principle bedroom having an en-suite comprising a W.C., wash hand basin and shower cubicle. The bedrooms are complimented by a family bathroom which comprises a W.C., wash hand basin and bath with a shower. Each bedroom has beautiful views out towards the local countryside. The property benefits from double glazing, gas central heating.

Surrounded by well-tended gardens, this property benefits from a south facing garden with stunning flower beds, spacious lawns, and multiple seating areas perfect for relaxation and entertaining. The long gravel driveway provides extra parking space for family and guests.

- Charming detached family home
- Country side views all around
- Cosy sitting room with log burner
- Well appointed kitchen
- South facing beautiful gardens
- Four double bedrooms
- Local walks from the property
- Family bathroom and en-suite
- Garage and driveway parking

#### **EPC RATING E**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND F**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Follow Burnside Road past the Carus Green Golf Club and carry on following the road where you will find Carling House second on the left after the turning for Carlingdale Road.

**WHAT3WORDS:** blame.bombshell.tasks







**GROUND FLOOR**

**SUN ROOM**

9' 1" x 8' 5" (2.77m x 2.57m)

**ENTRANCE HALL**

18' 5" x 10' 9" (5.61m x 3.27m)

**SITTING ROOM**

27' 3" x 17' 3" (8.31m x 5.26m)

**KITCHEN**

12' 5" x 9' 10" (3.78m x 3.00m)

**DINING ROOM/BEDROOM**

17' 4" x 13' 10" (5.28m x 4.21m)

**UTILITY ROOM**

16' 8" x 5' 4" (5.09m x 1.62m)

**FIRST FLOOR**

**LANDING**

10' 0" x 5' 11" (3.04m x 1.80m)

**BEDROOM**

14' 2" x 13' 2" (4.33m x 4.01m)

**EN-SUITE**

8' 4" x 2' 11" (2.54m x 0.88m)

**BEDROOM**

13' 1" x 11' 2" (4.00m x 3.41m)

**BEDROOM**

12' 2" x 11' 9" (3.70m x 3.58m)

**BATHROOM**

9' 9" x 6' 8" (2.97m x 2.04m)

















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

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