



3 Dalton Lane



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Burton in Kendal, LA6 1NG

Discover this exquisite barn conversion in the picturesque village of Burton in Kendal. This four/five bedroom gem effortlessly combines timeless character with modern elegance, offering a truly inviting living experience. The master bedroom is a haven of luxury with its en-suite, complemented by three additional bedrooms, all meticulously presented to the highest standard. The south-facing rear garden is a private oasis, perfect for relaxation and entertaining, while the garage, parking, and outside store add practicality and convenience.



Quick Overview

- Super 4 / 5 bedroom barn conversion
- Modern kitchen with breakfast bar
- Located in the popular village of Burton in Kendal
- Views across the rolling countryside
- Off-road private parking for two vehicles
- Large south facing rear garden
- Immaculately presented throughout
- Abundance of character and charm
- Large integrated garage with utility area
- Ultrafast broadband available





Welcome

Step inside this beautifully renovated barn conversion and be amazed by its design. The entrance hall welcomes you with LVT flooring that flows seamlessly throughout the ground floor. To the left, you'll find a cloakroom and a large double storage cupboard, along with access to the garage. The kitchen is a sleek, modern space featuring soft-close wall and base units, Grohe boiling tap and an island unit with seating. The island incorporates a pop-up charger point and a 4-zone induction hob.

Specifications

Kitchen
15' 7" x 13' 7"
(4.75m x 4.14m)





Cosy Living

Specifications

Living Room
17' 2" x 16' 10"
(5.23m x 5.13m)

Dining Room
12' 0" x 10' 4"
(3.66m x 3.15m)

The cosy living room, with its sunny aspect, overlooks the south-facing garden and boasts a log burner with a multifuel stove. The dual-aspect dining room flows nicely from the kitchen as a place to sit and enjoy evening meals as a family. The generously sized garage with utility space and side door access to the courtyard complete the ground floor.

Luxurious Bedrooms

Ascending to the first floor, you'll find four/five bedrooms and a family shower room. The landing, with its impressive high ceiling, provides access to the boarded loft. Bedrooms three and four are versatile double rooms, ideal as bedrooms, home offices, or gyms, with rear windows offering open countryside views. The modern shower room features a three-piece suite with a waterfall shower head, separate hand held attachment and vanity sink and W.C. unit. Bedroom one is a luxury double bedroom complete with a dressing area and en-suite. Bedroom two offers ample space with a walk-in dressing room or fifth bedroom, and front aspect windows.

Specifications

Bedroom One

15' 8" x 9' 7" (4.78m x 2.92m)

Bedroom Two

15' 9" x 10' 8" (4.8m x 3.25m)

Bedroom Three

17' 3" x 10' 10" (5.26m x 3.3m)

Bedroom Four

13' 6" x 13' 6" (4.11m x 4.11m)

Bedroom Five / Dressing Room

11' 7" x 8' 4" (3.53m x 2.54m)





Serene Gardens

Specifications

Garage
19' 11" x 15' 4"
(6.07m x 4.67m)

Outside, the front garden is gravelled and adorned with evergreen shrubs. The private driveway gives access to the garage, and two private spaces for Number 3. A gate leads to the side garden/patio, perfect for wheelie bins and a garden shed. The rear garden, backing onto open fields, is laid to lawn with a central wisteria arch, mature shrubs, and fruit trees, offering a serene escape.



Location

Burton in Kendal is a charming and sought-after village located in the south of Cumbria, surrounded by rolling countryside and breathtaking views of the surrounding hills. The village boasts 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 Burton Morewood CofE Primary School, rated “Good” by Ofsted. For secondary education, the nearby Queen Elizabeth School in Kirkby Lonsdale is highly regarded.

Transport links are another key benefit of living in Burton in Kendal. The village is 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 a short drive away, offering a range of amenities and regular bus services to surrounding areas. The West Coast Main Line runs through nearby Oxenholme station, providing direct train services to London and Edinburgh, with easy access to Carnforth Station. 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. Don't miss this incredible opportunity to own a piece of Burton in Kendal's charm. Contact us today to arrange a viewing!

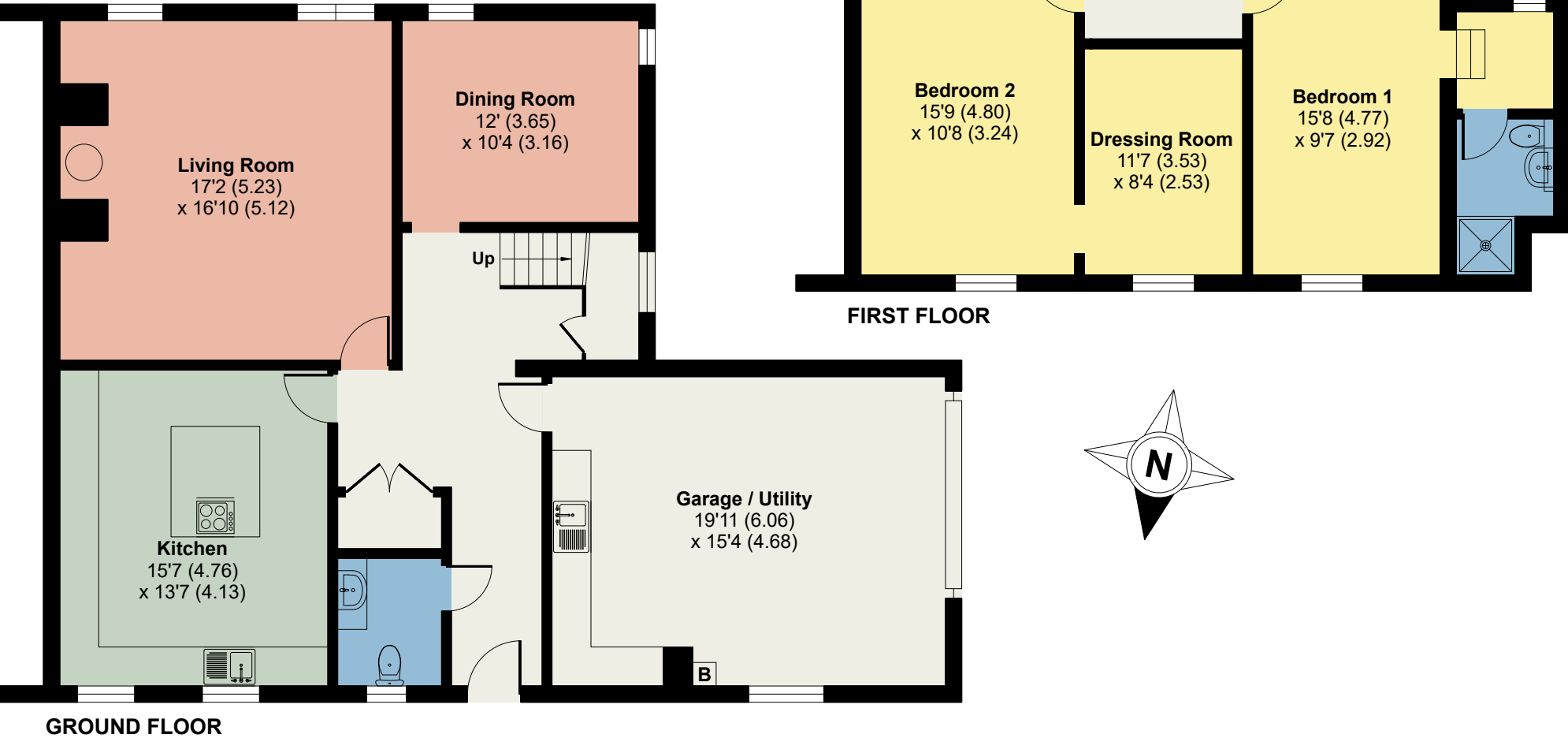


Floorplan & Boundary

Dalton Lane, Burton, Carnforth, LA6

Approximate Area = 1957 sq ft / 181.8 sq m
Garage = 310 sq ft / 28.7 sq m
Total = 2267 sq ft / 210.5 sq m

For identification only - not to scale



Important Information

Parking:
Off-road parking for several cars.

Tenure:
Freehold (Vacant possession upon completion).

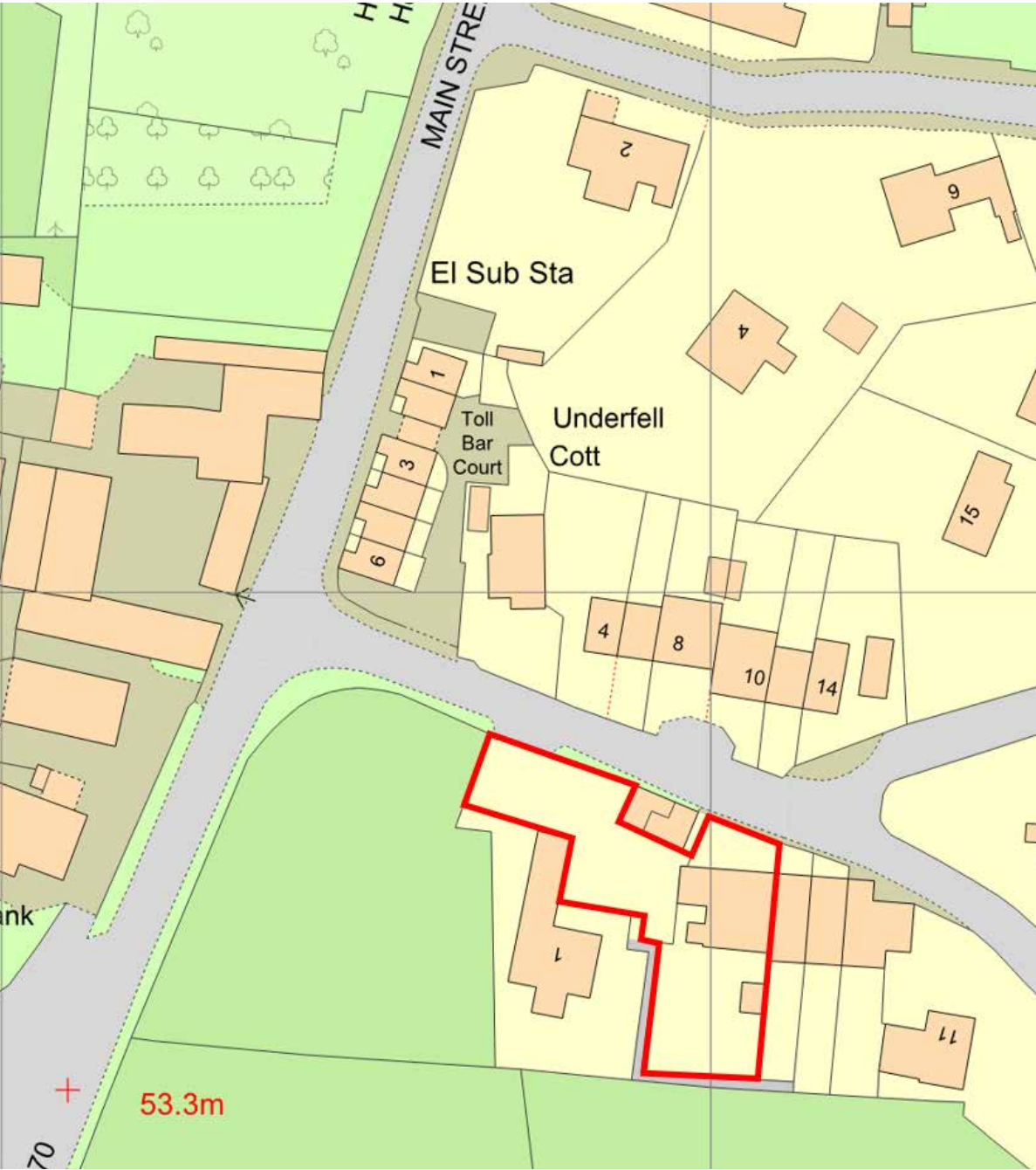
Council Tax:
Westmorland and Furness Council - Band F.

Services:
Mains gas, water, drainage and electricity.

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

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Viewings:
Strictly by appointment with Hackney & Leigh.



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Viewings

Strictly by appointment with Hackney & Leigh
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To view contact our office:

Call us on 015242 72111

3 Market Square, Kirkby Lonsdale, Cumbria, LA6 2AN

kirkbysales@hackney-leigh.co.uk

www.hackney-leigh.co.uk

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