



Holme

£350,000

Chez Mon, Burton Road, Holme, Carnforth, LA6 1QN

Nestled in the sought after village of Holme, Chez Mon is a lovely example of a detached true bungalow set in a peaceful village location. Boasting three bedrooms, a bright and spacious living room, and an additional loft room, this property is definitely not one to be missed.

Quick Overview

- Detached Bungalow
- Three Double Bedrooms
- Generous Living Areas
- Front & Rear Gardens
- Sought After Village Location
- Excellent Transport Links
- Modern Bathroom
- No Onward Chain
- Ample Off Road Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2607



Porch



Living Room



Kitchen



Bathroom

Located in the popular village of Holme, which is conveniently located for easy access to both junctions 35 and 36 of the M6 motorway and is on the main line 555 bus route that runs through the village regularly linking with Lancaster- Kendal and the Lake District, ideal for those that need to commute.

The village has a busy active community with activities all year round for all ages ranging from toddler and baby groups to walking societies and the women's institute. There is also a cricket club, various community projects, the Holy Trinity church and a crown green bowling club.

Approaching Chez Mon you are welcomed into a useful entrance porch, ideal for coats and muddy boots. From here, the hallway leads to a bright and spacious living room, with a designated dining area to the front, enhanced by large windows that allow plenty of natural light to flood the space.

The well-appointed galley kitchen features a range of wall and base units, a built-in oven and hob, stainless steel sink, fridge & freezer, a breakfast bar and space for a washing machine, offering both practicality and functionality.

The accommodation comprises three bedrooms, alongside a modern bathroom fitted with a walk-in shower, vanity unit with basin, and WC.

Further storage is provided by a hallway cupboard with a ladder giving access to a generous boarded loft room, complete with eaves storage. A door leads to an additional room currently housing the hot water cylinder and water tank, offering potential for alternative use.

The property boasts also off-street parking for several vehicles, a good-sized garden and patio which offers the perfect setting for green fingered gardening enthusiasts and for those who enjoy outdoor entertaining.

This wonderful property is ready for its next chapter, offering the perfect opportunity for a new owner to put their own stamp on it and truly make it home.



Living/Dining Space



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Loft Room

Accommodation (with approximate dimensions)

Porch 5' 0" x 4' 3" (1.52m x 1.3m)

Entrance Hall 2' 9" x 14' 4" (0.84m x 4.37m)

Living Room 17' 9" x 13' 11" (5.41m x 4.24m)

Kitchen 7' 10" x 16' 11" (2.39m x 5.16m)

Bedroom One 11' 10" x 8' 9" (3.61m x 2.67m)

Bedroom Two 7' 11" x 11' 11" (2.41m x 3.63m)

Bedroom Three 8' 7" x 9' 11" (2.62m x 3.02m)

Bathroom 4' 11" x 8' 4" (1.5m x 2.54m)

Loft Room One 9' 8" x 20' 5" (2.95m x 6.22m)

Loft Room Two 15' 4" x 17' 3" (4.67m x 5.26m)

External Storage 17' 5" x 3' 9" (5.31m x 1.14m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - Westmoreland & Furness Council.

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

Directions From the Hackney & Leigh Carnforth office travel up Market Street turn left at the traffic lights onto the A6 North. Follow the road out of Carnforth and at the 3rd roundabout, take the A6070 to Burton in Kendal. Stay on the road through Burton and follow the road out of the village, taking the left hand turning signposted Holme. Continue over the motorway bridge onto Burton Road and follow the road down and the property is on the right hand side adjoining Brookfield Close.

What3Words [///samples.commit.roadmap](https://samples.commit.roadmap)

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations 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 (inc. 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).

Planning Application A planning application has been approved for proposed alterations. For further details, please contact a member of the sales team or visit the Westmorland & Furness planning portal using reference 2024/1285/FPA



Garden



Garden



Rear Patio



OS Map

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team
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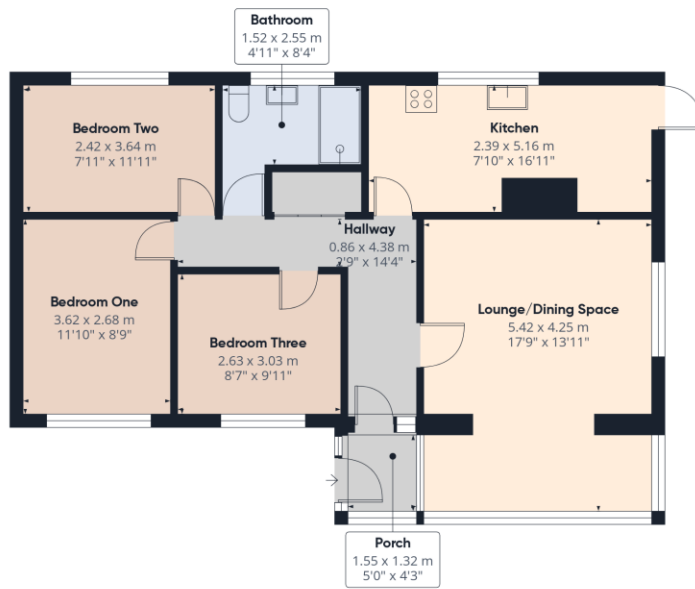


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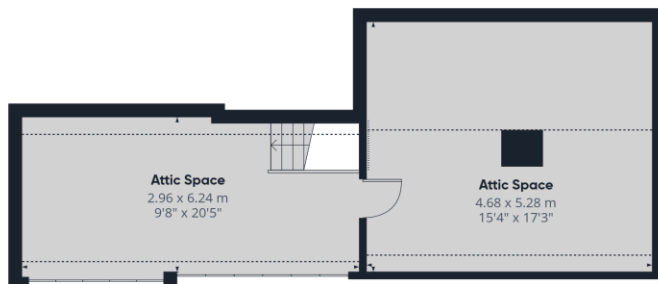


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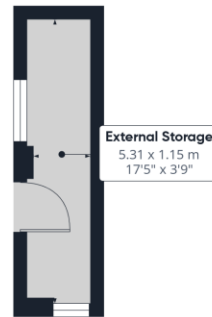
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

126 m²

1356 ft²

Reduced headroom

15.3 m²

165 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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