



## Burton-in-Kendal

£275,000

2 Woodside Cottages, Burton-in-Kendal , Carnforth, LA6 1NL

A rare opportunity to purchase a semi-detached cottage in a quiet rural setting, nestled within the woodland surroundings of Dalton. 2 Woodside Cottages is a charming three-bedroom home offering two reception rooms, a garden, and parking, all set in a truly special piece of beautiful countryside. With scope to update and improve, this property has the potential to become a perfect home.

### Quick Overview

- Semi Detached Cottage
- Three Bedrooms
- Two Reception Rooms
- Exceptional Location
- Stunning Views
- Rear Garden
- Opportunity To Renovate
- No Chain
- Off Road Parking
- B4RN Broadband\*



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B4RN  
Broadband



Off Road  
Parking

Property Reference: C2641



Kitchen



Dining Room



Living Room



Bedroom Two

Step into Woodside Cottage via the side entrance, which opens into a practical and welcoming utility/boot room ideal for country living complete with space for coats, boots, and housing the boiler. This leads through to the kitchen, fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. A stainless steel sink sits beneath the window, while integrated appliances include an electric hob, oven, and extractor hood, creating a functional and well-laid-out space with scope for further enhancement.

To the left, the dining room offers a charming setting for entertaining or family meals, enjoying views over the rear garden and the surrounding woodland beyond, creating a peaceful and private backdrop. To the front aspect, the well-proportioned living room is a particularly inviting space, centred around a characterful wood burner, while large windows frame uninterrupted, far-reaching views across the beautiful Dalton countryside.

Continuing to the first floor, the property offers two generous double bedrooms, both well-proportioned and full of natural light. The principal bedroom, positioned to the front, takes full advantage of the truly spectacular, uninterrupted countryside views, an ever-changing landscape to be enjoyed throughout the seasons. There is also a single bedroom to the front aspect, ideal as a child's room, guest room, or home office, once again making the most of the cottage's idyllic setting.

The house bathroom is fitted with a panelled bath with shower over, part-tiled walls, a pedestal wash basin, and a low-level W.C.

Externally, the property continues to impress. The rear garden offers a wonderful outdoor space, mainly laid to lawn and bordered by established planting. Backing onto woodland, it provides a peaceful retreat and an ideal setting for relaxing, gardening, or outdoor dining during the warmer months. The natural surroundings attract local wildlife and enhance the cottage's rural charm.

To the side of the property, there is off-road parking for two to three vehicles, along with a useful garden shed for storage. The overall plot offers excellent potential for further landscaping or enhancement, allowing a new owner to truly make the most of this delightful setting.

2 Woodside Cottages has historically formed part of the Dalton Hall Estate and is now being offered to the open market for the very first time. While some updating is required, it represents a rare and exciting opportunity for a buyer to create a truly special home, tailored to their own tastes, in a private and unspoilt location surrounded by breathtaking countryside.

## Accommodation (with approximate dimensions)

**Entrance Hall** 4' 1" x 5' 9" (1.24m x 1.75m)

**Living Room** 13' 1" x 10' 11" (3.99m x 3.33m)

**Dining Room** 10' 4" x 11' 5" (3.15m x 3.48m)

**Kitchen** 6' 7" x 11' 5" (2.01m x 3.48m)

**Utility** 6' 2" x 8' 6" (1.88m x 2.59m)

**First Floor Landing** 6' 8" x 9' 9" (2.03m x 2.97m)

**Bedroom One** 10' 5" x 11' 6" (3.18m x 3.51m)

**Bedroom Two** 9' 11" x 10' 11" (3.02m x 3.33m)

**Bedroom Three** 7' 5" x 7' 1" (2.26m x 2.16m)

**Bathroom** 6' 9" x 5' 7" (2.06m x 1.7m)

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Council Tax** Band C - Westmorland and Furness

**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 office, leave Carnforth on Scotland Road and proceed straight ahead at the first two roundabouts. At the third roundabout take the second exit towards Burton along the A6070. On entering Burton-in-Kendal, take the first right onto Dalton Lane; continue past Dalton Hall Business Centre and take the first left and then left again and the property can be found by our For Sale board.

**What3Words** ///rant.tragedy.onion

**Viewings** Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Three



Garden



Views



Approximate total area<sup>m</sup>  
73.6 m<sup>2</sup>  
793 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

**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).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 20/03/2026.