

**HACKNEY  
& LEIGH**  
Sales



Hall Gardens, Burton

[www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk)





Lounge



Games Room



Dining Hall

## Hall Gardens

£620,000

Hall Gardens  
Tanpits Lane  
Burton  
Carnforth  
Lancashire  
LA6 1HZ

Tucked away in a well screened mature setting, Hall Gardens is an imaginatively designed, contemporary home with generously proportioned rooms that includes, four well appointed bedroom and en-suite bathrooms. If you are looking for a home that has that WOW factor then look no further with the most impressive dining hall with a vaulted ceiling greeting you. The rest of this unique house is of equal standing that includes a Games Room together with beautiful landscaped gardens.

This modern family home is also in the catchment area of Burton Morewood Primary School (within walking distance) and Queen Elizabeth School, both rated outstanding by OFSTED in their most recent report.



Accommodation (with approx. dimensions)

**Vestibule** with Oak flooring, a radiator and two hard wood double glazed windows with views over the village rooftops to the countryside beyond.

**Dining Hall** 23' 7" x 17' 0" (7.19m x 5.18m) with exposed wooden beams, a bespoke fitted sideboard (hand crafted by Neville Johnson), a glazed staircase leading to the ground floor, a 'Hive' zoned heating control panel, three radiators, a TV point and hard wood French doors with floor to ceiling glass panels on either side.

**Breakfast Kitchen** 12' 1" x 11' 10" (3.68m x 3.61m) fitted with a bespoke range of wall and base units with a Black Granite worktop over, incorporating a breakfast bar and one and a half bowl stainless steel sink unit with a mixer tap. Appliances include a Rangemaster cooker with two ovens, a grill, a five ring gas hob, an induction plate and an extractor fan over, a Neff dishwasher, a Neff microwave, a Hotpoint fridge with freezer and an additional fridge. Exposed wooden beams, Oak flooring, a radiator and four hard wood double glazed windows with views over the village rooftops and countryside beyond.

**Lounge** 23' 3" x 21' 3" (7.09m x 6.48m) a large living space fitted with a central 'Tiger' wood burning stove on a raised slate hearth, with a slate lintel over. The room is also complimented by full length hard wood double glazed windows across the front elevation with views across village rooftops and the countryside beyond, exposed wooden beams, bespoke fitted bookcases, shelves and sideboards (hand crafted by Neville Johnson), Oak flooring, three radiators and hard wood double glazed French doors to the rear with full length double glazed panels to either side.



Kitchen



Breakfast Area



Rear Patio Area





Master Bedroom



Bedroom 2

**Study/Office** 9' 3" x 8' 0" (2.82m x 2.44m) with exposed wooden beams, Oak flooring, two hard wood double glazed windows, a radiator and a door leading back into the Lounge and Dining Hall.

**Bedroom Three** 11' 10" x 10' 4" (3.61m x 3.15m) with exposed wooden beams, a radiator, a TV point and a hard wood double glazed windows which overlooks the side garden.

**En Suite** a four piece suite consisting of a low level WC, a wash hand basin inset into the vanity unit with tiled splashback, a bath and a shower cubicle with Mira power shower. Laminate



Master En-Suite

flooring and a heated towel rail.

**Bedroom Four** 11' 2" x 10' 5" (3.4m x 3.18m) with exposed wooden beams, a hard wood double glazed window with a view over the rear garden and a radiator.

**En Suite** fitted with a three piece suite consisting of a low level WC, a wash hand basin inset into a vanity unit and a double shower with a Mira power shower. Laminate flooring a frosted hard wood double glazed window and a heated towel rail.

**Lower Hallway** with understairs storage, a large airing cupboard housing a hot water cylinder, laminate Oak flooring, down lighting and two radiators.

**Bedroom Two** 18' 5" x 12' 0" (5.61m x 3.66m) with two hard wood double glazed windows and a radiator.

**Ensuite** a three piece suite consisting of a low level WC, a wash hand basin set on top of a vanity unit and a shower cubicle with a Mira power shower. Part tiled walls, extractor fan, laminate flooring and a heated towel rail.





Rear Private Garden

**Master Bedroom** 14' 5" x 12' 2" (4.39m x 3.71m) fitted with high gloss black wardrobe and dressing table, hard wood French doors with floor to ceiling windows to either side opening out onto a private patio area. Down lighting and two radiators.

**Ensuite** a four piece suite consisting of a WC, a wash hand basin inset into a vanity unit, a shower cubicle with a Mira power shower and a large Jacuzzi bath with tiled surround. Laminate flooring and a heated towel rail.

**Utility Room** 14' 5" x 13' 3" (4.39m x 4.04m) fitted with a wide range of white high gloss wall and base units with a Black Granite worktop over. Laminate flooring, a new wall mounted Valliant boiler, a 'Hive' zoned heating control panel, a security alarm control panel, plumbing for a washing machine, a radiator and hard wood double glazed patio doors which lead out onto the driveway.

**Cloakroom** fitted with a three piece suite consisting of a low level WC, a wash hand basin set into a vanity unit and a shower cubicle. Part tiled surround, laminate flooring and a heated towel rail.



Side Patio Area



Water Feature

**Games Room/Home Office** 20' 6" x 17' 1" (6.25m x 5.21m) with a range of high gloss fitted cupboards, a Black Granite worktop with basin sat on top, electric points, TV point, laminate Oak flooring, hard wood double glazed French doors leading out onto the driveway.

**Outside** To the front of the property there is an electric gated large block paved driveway for up to 5 cars, with raised borders and mature trees. There is a pathway to the left hand side of the property which leads to outside storage and private patio area outside the Master Bedroom.



To the right hand side of the property there are steps up to an Indian paved pathway with a mature shrubs and tree border leading to a gate into the secure rear garden.

To the left hand side of the driveway there are steps up to an Indian paved patio area with mature trees, shrubs and a water feature surrounding. The Indian paved pathway lead further up to the side garden to a summer house which is nicely nestled in a corner making it private and well screened.

To the rear of the property there is a secure private garden with a large Indian paved patio, tranquil water feature which runs into an easily maintained raised pond, a large summerhouse and raised borders with mature shrubs. For any cat lovers, please note this rear garden has the added extra of cat security. You can have peace of mind that your beloved pet will not be able to escape due to wooden rollers at a high level on the boundary fences.

**Services** metered water, mains gas, mains electric and private drainage.

**Council Tax** Band G - South Lakeland District Council.

**Tenure** Freehold.

**Viewings** Strictly by appointment with Hackney & Leigh - Carnforth Office.

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



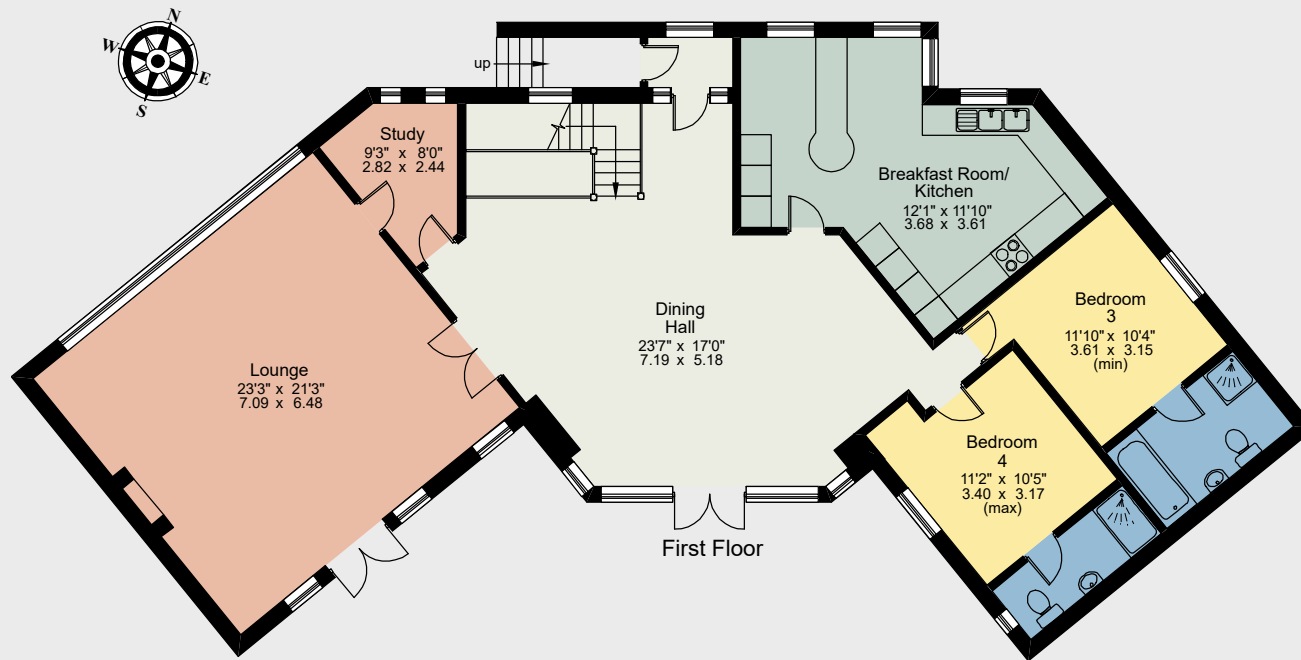
Front Elevation & Patio Area



Electric Gates & Driveway

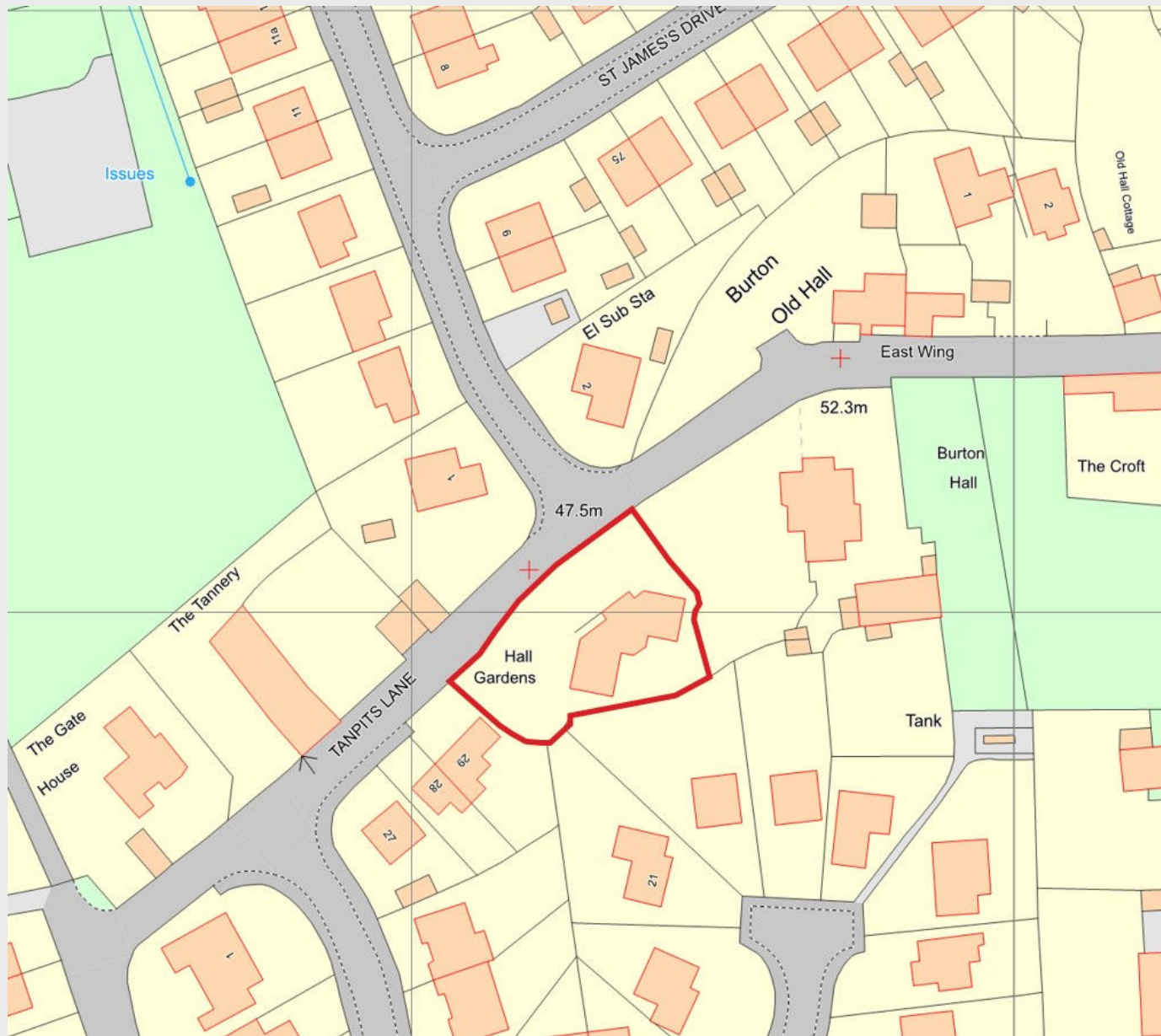


Side garden & Summerhouse



For illustrative purposes only. Not to scale.





© Crown Copyright and database rights 2017 Ordnance Survey - 00623491

**Directions** from Hackney & Leigh Carnforth office, turn right and head north on Market Street turning left at the traffic lights. Follow the road out of Carnforth and take the first exit on both the first and second roundabouts. At the third roundabout take the second exit towards Burton in Kendal. On entering Burton proceed along Main Street then turn left onto Tanpits Lane. The property can be located on the left hand side a short distance after the turning for St James Drive on the right

**Location** The location of Hall Gardens combines excellent motorway connections for commuters, with easy access to the stunning Lake District and its varied towns and villages. Some local examples are Lake Windermere, Kendal and Cartmel, all being within half an hours drive.

**A thought from the owners** 'A lovely home with a sunny, light airy feel, great layout for entertaining. On a practical level, no bathroom queues'