

For Sale – Spacious Three/Four Bedroom Semi-detached House
Church View, Burneside Road, Burneside, Nr Kendal, Cumbria LA9 6QT

**Edwin
Thompson**



- A large semi-detached stone and slate three/four bedroom house with private garden and off-road car parking.
- Situated in the South Lakeland village of Burneside, around 2 miles north of Kendal and less than 1 mile from the Lake District National Park
- Offering spacious character accommodation, including two reception rooms, two bathrooms, fitted kitchen and useful basement storage, suiting a variety of buyers

Property Ref: E1083H

Guide Price - £220,000

A delightful stone and slate character property in the heart of Burneside providing spacious accommodation throughout, with a modern kitchen, well-appointed living room and dining area and a further reception room which can be used as a fourth bedroom. Church View also has a utility/boot room, ground floor cloakroom, a large basement and three bedrooms to the first floor including an en-suite shower room and dressing area to the main bedroom.

Burneside offers good local facilities, road and rail access and is on the doorstep of the Lake District National Park.

LOCATION

Church View is situated centrally within the South Lakeland village of Burneside, in South Cumbria, lying around two miles north of Kendal and less than one mile from the boundaries of the Lake District National Park.

Burneside is an attractive village developed around the River Kent with good local facilities including a primary school, church, public house/restaurant, village shop as well as cricket and football grounds. The local economy is based around the James Cropper Plc Papermill which was founded in the mid-1800s and employs around 550 people including many local residents. The village is well situated being adjacent to the A591 which provides

direct access to Junction 36 of the M6, around 7 miles away and into the Lake District National Park, to Staveley around 3 miles away and Windermere which is 7 miles to the northwest. There is a local train station within a 5-minute walk from Church View on the Kendal – Windermere line which travels through to Oxenholme Station picking up connections on the West Coast Railway Line with direct trains to Manchester, Birmingham, London and Glasgow.

Nearby, Kendal provides a lively town centre with good retail and leisure facilities including a number of supermarkets, two shopping centres, Marks & Spencer's and Booths.

Church View is situated on the main road running through the village close to the Jolly Anglers Inn and St. Oswald's Church. Travelling from the A591, Hollins Lane provides a direct route to the main road, take a left turning and Church View is a short distance on the right, opposite the park.

DESCRIPTION

The property comprises an attractive stone and slate, three/four-bedroom semi-detached family home with painted render elevations, and incorporating a mix of Upvc double glazed and timber framed single glazed windows. Access is taken from the side elevation with a doorway leading to the hallway and a ground

floor arranged with a kitchen, dining room, living room, office/bedroom 4, utility room and WC. At first floor there are three bedrooms, the main bedroom having an en-suite and dressing room as well as a family bathroom. Additionally, there is useful storage in two basement rooms.

Ground Floor

Living Room (5.70m x 5.04m) - an open plan living/dining area, fitted with carpeted flooring, plaster painted walls and ceiling, radiators, and a stone hearth within an exposed stone recess.

Dining Area (3.61m x 3.05m) - with carpeted flooring, plaster painted walls and ceiling, two large Velux roof lights and vaulted ceiling providing an abundance of natural light.

Kitchen (4.65m x 2.95m) - a bright and airy kitchen fitted with tile effect vinyl flooring, part plaster painted/ tile walls, floor and wall mounted gloss fronted units, vaulted ceiling, fitted double oven and leisure range five ring gas hob with ceiling mounted extractor fan over, stainless steel sink and drainer, large Velux roof light, Upvc double glazed window and door proving access to the side alleyway.



Utility (3.12m x 2.01m) - accessed from the dining room, the utility has plumbing for washing machine and dryer, storage space and access to the ground floor WC.

Office/Bedroom 4 (4.72m x 3.66m max) - accessed from the hallway and fitted out with wood effect laminate flooring, plaster painted walls and ceiling, stone hearth & fireplace with timber surround. Door and steps down to basement.

Basement – (3.61m x 5.53m) - extending across the property, with flagged flooring and housing the wall mounted gas boiler. Door leading to further storage (5.53m x 2.44m)

First Floor

Accessed via a central staircase to a landing leading to the first-floor accommodation.

Bedroom 1 (5.66m x 5.01m inc en-suite) - with carpeted flooring plaster painted walls, exposed wooden ceiling beams, alcove, Upvc double glazed window, wall mounted radiator, adjoining dressing room and timber door to en-suite.

En-suite - fitted out with underfloor heating, tile flooring and walls, plaster painted ceiling, low level WC, wall mounted heated chrome towel rail, glass wash hand basin and corner shower unit with wall mounted shower.

Dressing Area (2.14m x 2.98m) – Leading from first floor landing through to the Master Bedroom, a useful room, ideal for a variety of uses with carpeted flooring, plaster painted walls, exposed wooden ceiling beams, radiator and large Velux roof light.

Bedroom 2 (2.74m x 3.68m) – a small double with wood effect laminate flooring, plaster painted walls and ceiling, with dual aspect timber windows and wall mounted radiator.

Bedroom 3 (1.90m x 2.60m) – a small double with carpeted flooring, wall mounted radiator, plaster painted walls and ceiling.



Family Bathroom (3.26m x 1.11m plus 0.87m x 0.92m) - tile flooring and walls, plaster painted ceiling, bath with wall mounted shower attachment over, wall mounted towel rail, WC and wash hand basin.



Externally, there is off road parking and an enclosed private garden, which incorporates a paved patio area, lawn and flowerbed borders.



SERVICES

The property is connected to mains water, drainage, gas and electricity and heating is provided via a gas fired central heating boiler that supplies perimeter wall mounted radiators and hot water throughout.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E52 and a copy of the certificate is available to download from the Edwin Thompson website.

COUNCIL TAX

Church View is assessed for Council Tax purposes within Band D, with a current annual payment of £2,379.96 in the year 2025/2026.

PRICE

Offered at an attractive guide price of £220,000.

Please note that Church View Cottage which is a one-bedroom dwelling adjoining Church View is also available - further details upon application.

WHAT 3 WORDS

///attitudes.nest.servers

VIEWING

The property is available to view strictly by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Amy Wilkin – a.wilkin@edwin-thompson.co.uk

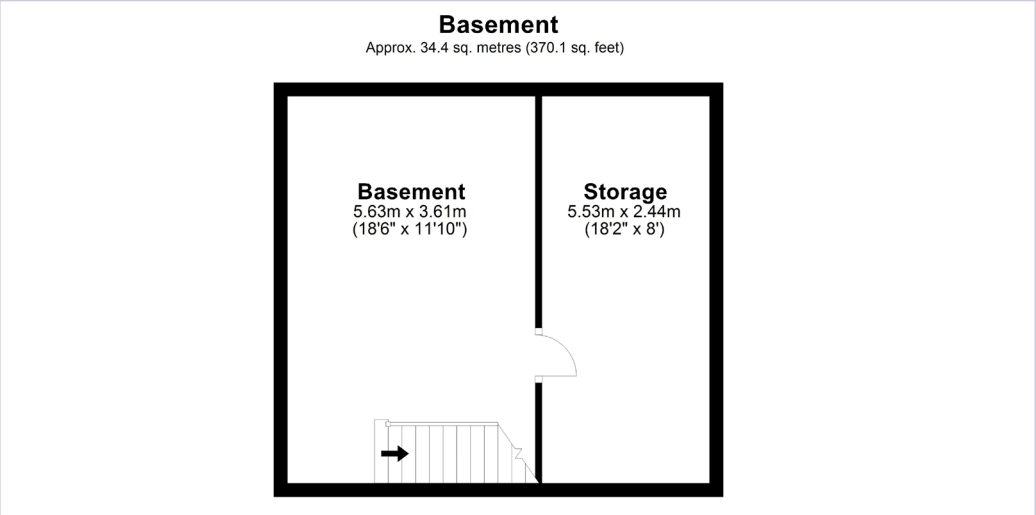
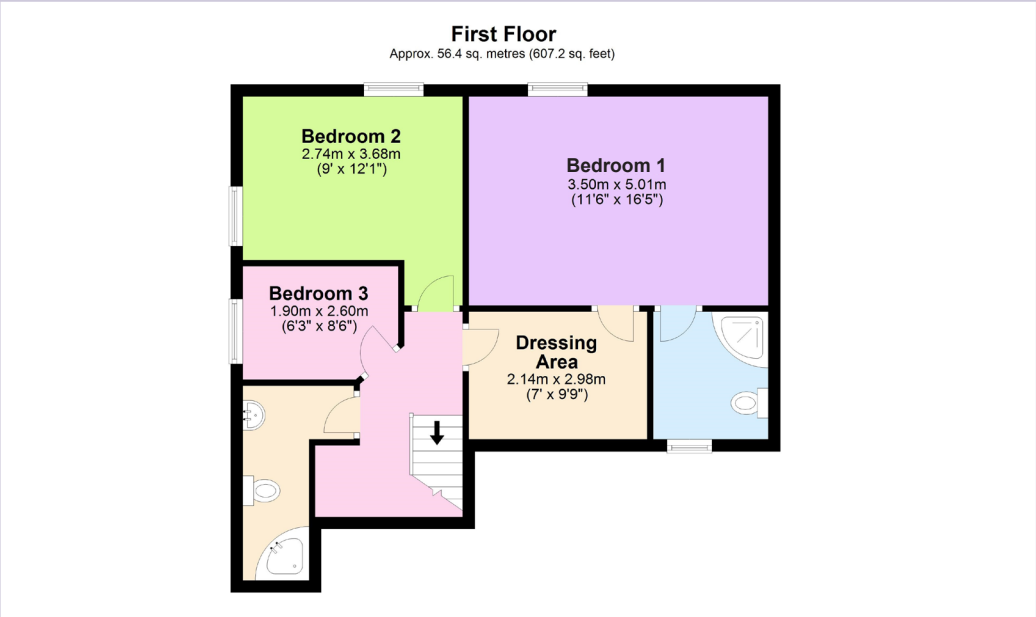
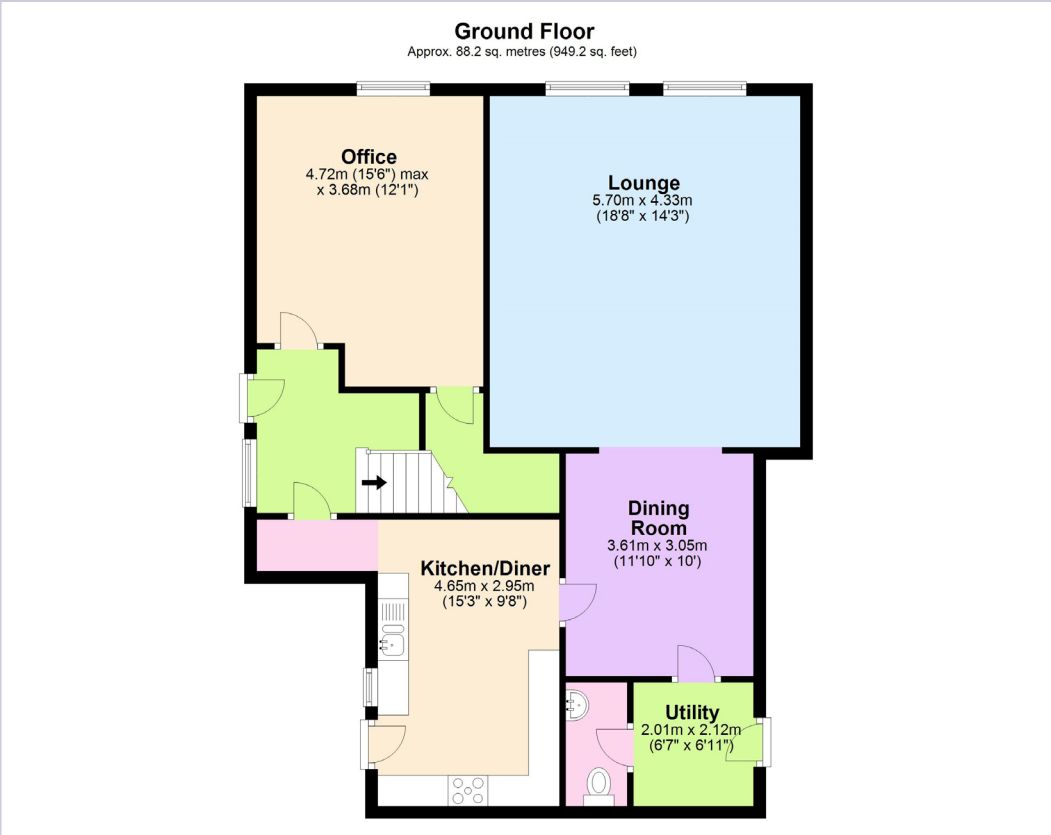
Tel: 01539 448811

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ACCOMMODATION

The property has been measured on an approximate gross internal area basis as follows:

Ground Floor	87.61m ²	(943 sq ft)
First Floor	51.15m ²	(551 sq ft)
Total (approximate gross internal areas)	138.76m ²	(1,494 sq ft)
Basement	33.81m ²	(364 sq ft)



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