

For Sale – Attractive Three Bedroom Cottage  
HOLLINS COTTAGE, BURNESIDE, NR KENDAL, CUMBRIA LA9 5SB

Edwin  
Thompson





# Hollins Cottage

Burneside

**A charming three-bedroom cottage on the outskirts of Burneside with stunning countryside outlook, offering quaint character accommodation throughout, ideal for families or as a holiday cottage. Set in a quiet semi-rural location but having good local facilities and benefitting from a south and west facing garden and the Lake District National Park on the doorstep, this cottage is not to be missed.**

## PROPERTY OVERVIEW

A three-bedroom traditional attached barn conversion with private driveway and south and west facing gardens.

Offering quaint character accommodation with off-road car parking and countryside outlook.

Situated in the South Lakeland village of Burneside, around 1 mile north of Kendal and just 800 metres from the Lake District National Park

**Price - £350,000**

Property Ref: E1083D



## LOCATION

Hollins Cottage is situated on Hollins Lane in the South Lakeland village of Burneside, in South Cumbria, lying around two miles north of Kendal and 800 metres from 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 10 minute walk from Hollins Farm Cottage 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.

Hollins Lane is accessed directly from the A591 Windermere Road, or from the heart of the village and Burneside Road which is around 400 metres from Hollins Farm Cottage.

## DESCRIPTION

The property comprises an attractive stone and slate, three-bedroom cottage, that makes up part of The Hollins, which is a desirable hamlet development of seven houses. A private driveway off Hollins Lane leads past the front of the house to a dedicated parking area, adjacent to the gardens and internally the accommodation is arranged as follows

### Ground Floor

A front porch has outer and inner doors to a hallway, which has useful understairs storage and doors off to the living room, kitchen, shower and stairs to the first floor.





**Living Room (4.14m x 5.39m)** – fitted with carpeted flooring, painted and timber panelled walls, painted ceiling with exposed wooden beams, two radiators, central fireplace with slate hearth & surround and two inset French casement windows with window seats below, the perfect place to relax and enjoy the stunning countryside views.

**Kitchen (2.52m x 3.19m)** – with tile flooring, painted and tile walls, floor and wall mounted units, fitted electric oven and four ring gas hob with extractor fan over, stainless steel sink and drainer, plumbing for washing machine and dishwasher, radiator and two windows.

**Shower Room (1.96m x 2.56m plus 1.30m x 1.13m)** – carpeted flooring, painted and tiled walls, painted and wood panelled ceiling, electric corner shower unit, WC, wash hand basin, radiator and door through to a boiler cupboard/store.

#### First Floor

A staircase leads from the hallway to the first floor landing, carpeted and having wood panel walls, painted ceiling and exposed wooden ceiling beams, radiator and Velux roof light.

**Bedroom 1 (4.76m x 2.81m)** – a double with carpeted flooring, wallpapered and painted walls, exposed painted wooden beams in a vaulted ceiling, door to under-eaves storage, radiator and window with views towards Kendal and The Fells.

**Bedroom 2 (3.76m x 3.87m)** – a double fitted out with carpet, wallpapered walls and ceiling, character fireplace, radiator and window with views towards Kendal and The Fells.

**Office/Bedroom 3 (1.89m x 2.39m)** – fitted out with carpet, wallpapered and painted walls and ceiling, exposed wooden beams, radiator and window.

Externally, the cottage benefits from parking for at least three vehicles, as well as south and west facing gardens where you can enjoy the sunshine all-day long, with a paved patio area perfect for outdoor dining and summer parties and lawned areas beyond. The garden also has stunning views out to the surrounding countryside, the perfect place to relax and unwind. There is a handy outside tap and external electric socket.

#### ACCOMMODATION

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

Ground Floor	47.89m <sup>2</sup>	(515 sq ft)
First Floor	38.34m <sup>2</sup>	(413 sq ft)
<b>Total</b>	<b>86.23m<sup>2</sup></b>	<b>(928 sq ft)</b>

#### SERVICES

The property is connected to mains water, shared private 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.

The property is responsible for an apportionment of the maintenance costs of the foul water drain, septic tank, sewage disposal system and storm water drains.

Full details can be provided upon request.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E44 and a copy of the certificate is available to download from the Edwin Thompson website.

#### COUNCIL TAX

Hollins Farm Cottage is assessed for Council Tax purposes within Band C.

#### PRICE

Offered at an attractive guide price of £350,000.

#### VIEWING

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

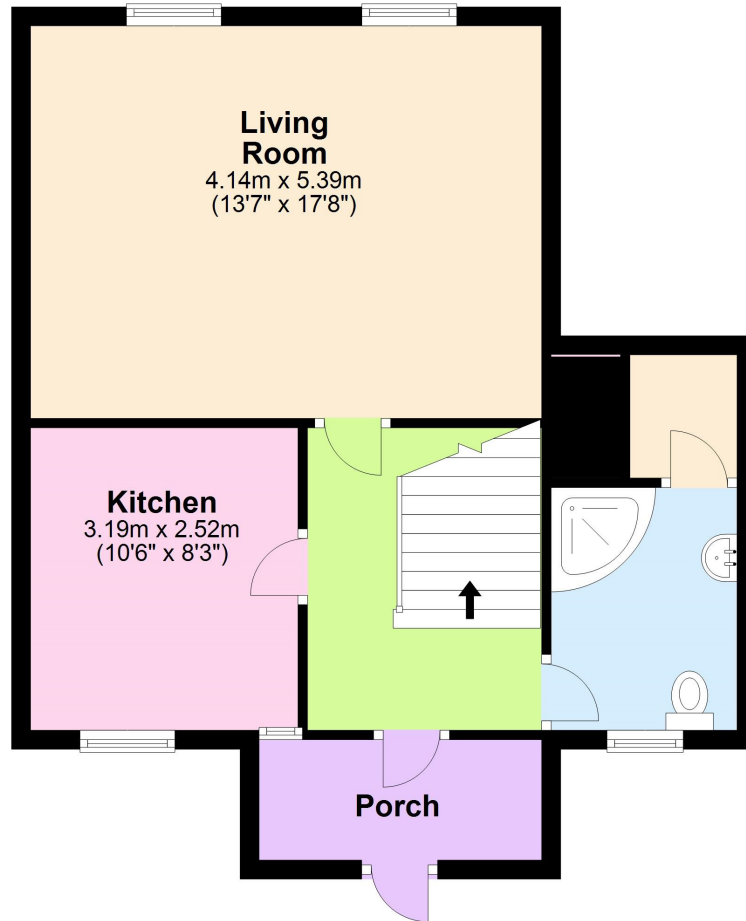
Amy Wilkin – [a.wilkin@edwin-thompson.co.uk](mailto:a.wilkin@edwin-thompson.co.uk)  
Ellie Oakley – [eoakley@edwin-thompson.co.uk](mailto:eoakley@edwin-thompson.co.uk)

Tel: 01539 769790  
[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



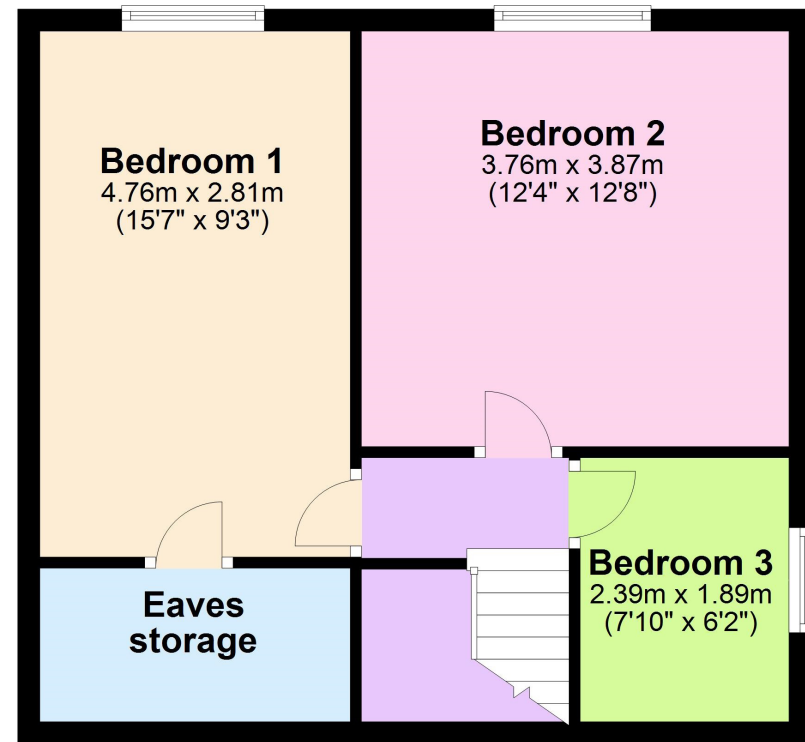
### Ground Floor

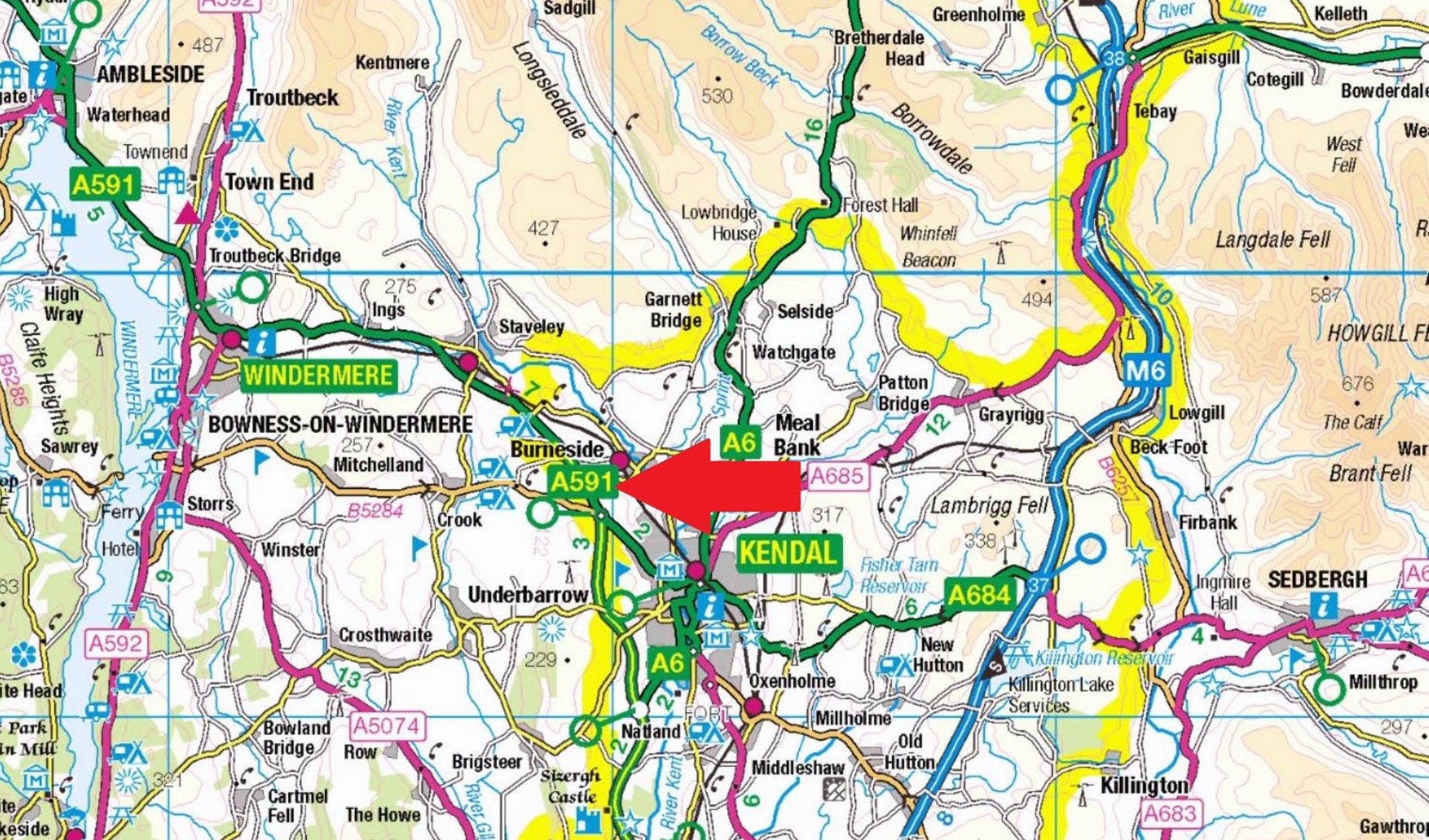
Approx. 47.89 sqm (515 sq ft)



### First Floor

Approx. 38.34 sqm (413 sq ft)





Berwick upon Tweed  
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