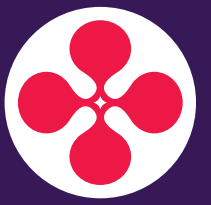


For Sale – Attractive Three Bedroom Cottage
HOLLINS COTTAGE, HOLLINS LANE, NR KENDAL, CUMBRIA LA9 5SB

Edwin
Thompson





Hollins Cottage

Hollins Lane, Nr Kendal, Cumbria LA9 5SB

A charming three-bedroom cottage on the outskirts of Kendal 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 cottage with private driveway and south and west facing gardens.

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

Located approximately 1 mile north of Kendal and just 800 metres from the Lake District National Park

Price - £350,000

Property Ref: E1089D



LOCATION

Hollins Cottage is situated on Hollins Lane close to the South Lakeland village of Burneside, in South Cumbria, lying around one mile 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 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 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 cottage 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 room and stairs to the first floor.





Living Room (4.16m x 5.34m) – 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 3.21m) – 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 (1.94m x 2.57m 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 (4.79m x 2.96m) – 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 (4.31m 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 (1.93m x 1.88m) – 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.

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 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 Windermere Office of Edwin Thompson LLP. Contact:

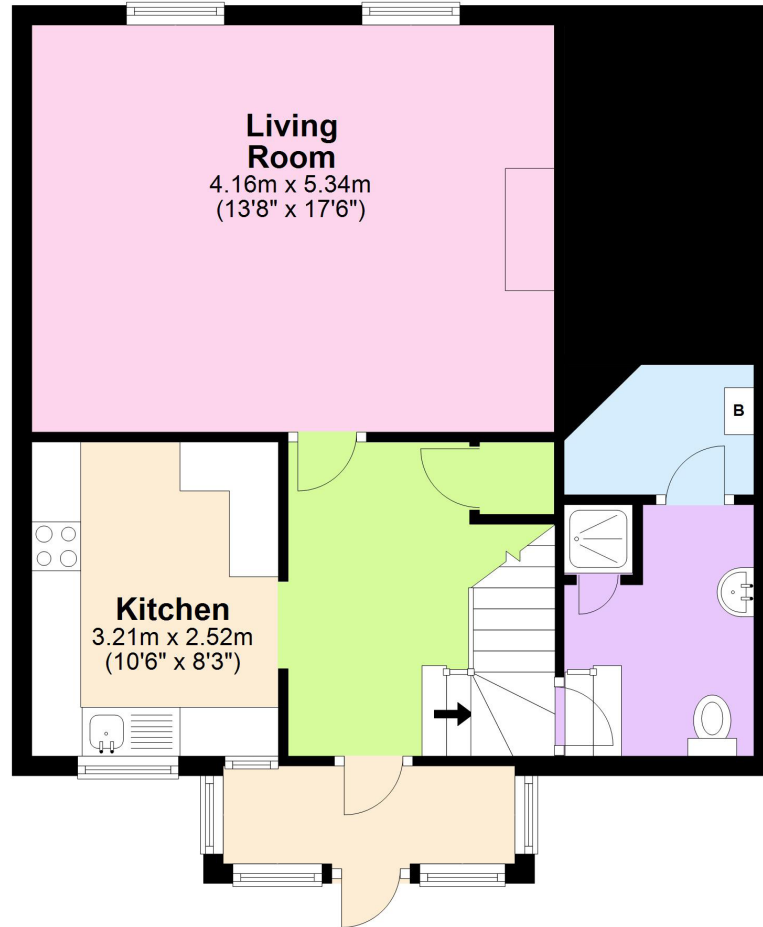
Amy Wilkin – a.wilkin@edwin-thompson.co.uk
Ellie Oakley – e.oakley@edwin-thompson.co.uk

Tel: 015394 48811
www.edwin-thompson.co.uk

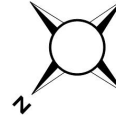


Ground Floor

Approx. 58.4 sq. metres (628.7 sq. feet)

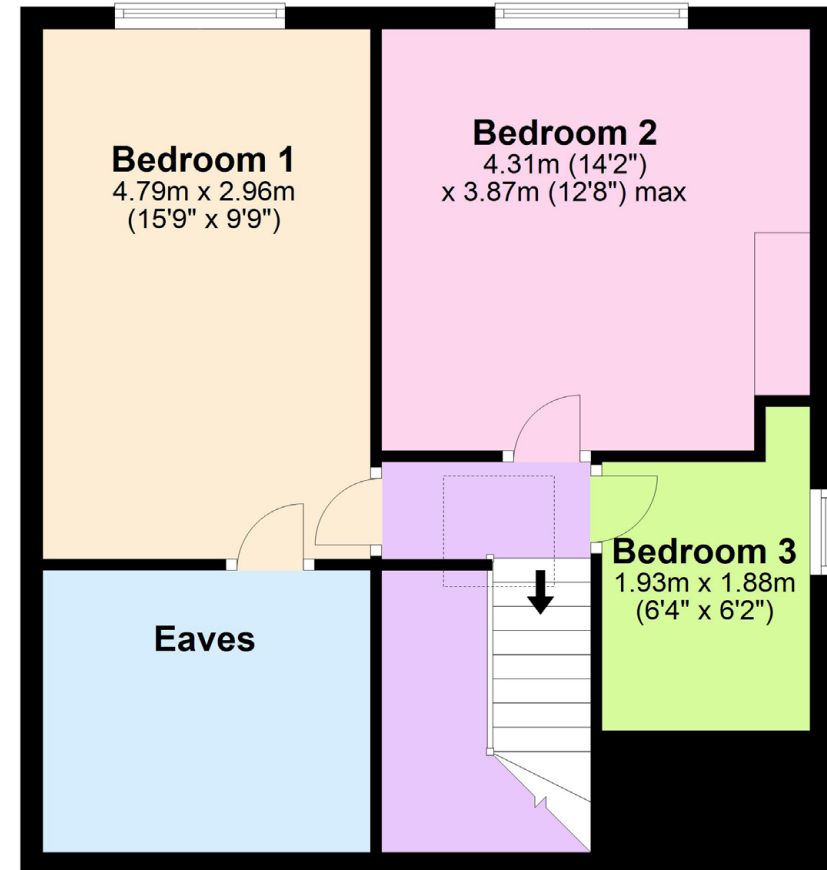


Total area: approx. 58.4 sq. metres (628.7 sq. feet)

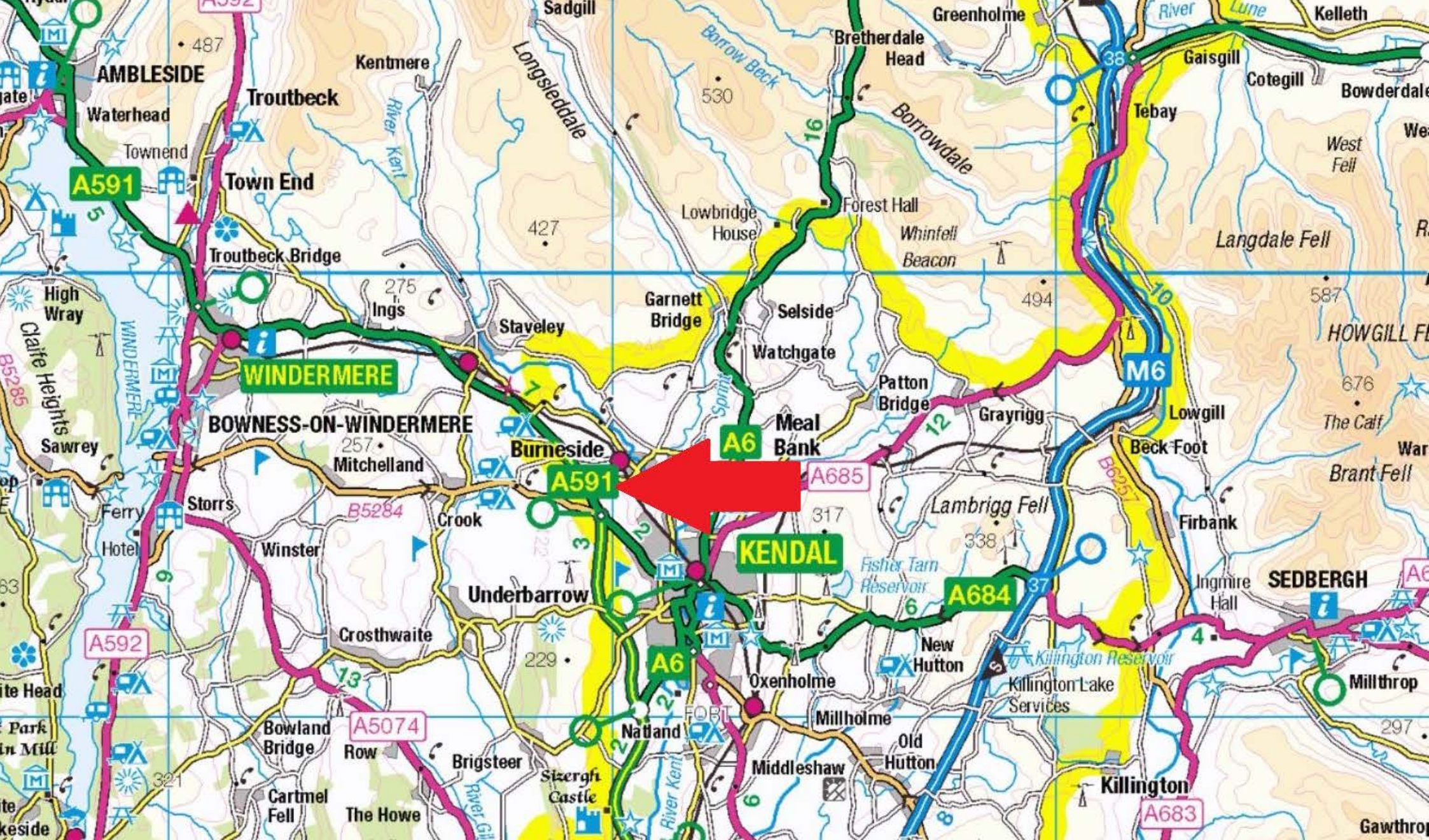


First Floor

Approx. 52.5 sq. metres (565.4 sq. feet)



Total area: approx. 52.5 sq. metres (565.4 sq. feet)



Berwick upon Tweed
 Carlisle
 Galashiels
 Kendal
 Keswick
 Newcastle
 Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

Regulated by RICS



IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this land and property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in October 2023