



THE BOTHY

Luneside, Burrow, Nr Kirkby Lonsdale, LA6 2RJ

Price: Offers Invited Over £750,000

Viewing: By prior appointment through Richard Turner & Son Bentham Office

Originally being an old detached stone built Fisherman's Bothy which has undergone extensive conversion and extension over the past 30 years culminating in an enviable single storey 3 bedroomed character residence incorporating a self-contained 2 bedroomed cottage annex set in approx. 3 acres of surrounding grounds with triple garaging and useful outbuildings in a truly idyllic riverside location along a private driveway shared with just one neighboring property in the very heart of the sought after Lune Valley with stunning valley views. The main residence and annex both enjoy oil fired central heating (including underfloor heating to the main residence) and full sealed unit double glazing.

B4RN Hyperfast Broadband available.

Kirkby Lonsdale 3 miles approx.

Council Tax Band E

Energy Performance Certificate Band E

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rturner.co.uk



Accommodation Comprising:

(Combination of hardwood and UPVC sealed unit double glazed windows and oil fired underfloor central heating throughout; majority of rooms fitted with energy efficient halogen down lighting.)

Reception Hall:

10'4 x 6'2 (3.15m x 1.88m) Glazed outer door and sides panels, center light.

Lounge:

18'11 x 15'1 (5.77m x 4.60m) Boasting 4 large windows with low sills to maximize fabulous Lune Valley views. Feature wall mounted electric fire. Center light and ceiling rose.

Dining Hall:

19'11 x 9'11 (6.07m x 3.02m) Built in display cupboard, cornice, center light.

Hardwood Conservatory:

12'8 x 12' max (3.86m x 3.66m max) Full sealed unit double glazed, wall lights.

L-Shaped Breakfast Kitchen:

17'7 x 15'1 max (5.36m x 4.60m max) Modern fitted kitchen incorporating breakfast/work island, stainless steel sink unit, built in "NEFF" electric oven, grill, microwave and ceramic hob, integrated tall fridge, integrated dishwasher, work surfaces with tiled splash backs and fitted cushioned seating area, centre light over seating area. Halogen down lighting, telephone point, smoke and carbon alarms.

Utility Room:

6'3 x 5'7 (1.91m x 1.70m) Stainless steel sink unit and work surface with tiled splash back, plumbed appliance recesses. Fitted wall cupboard, built in cloaks/broom cupboard, outside door.

Inner Hall:

18' x 6' approx. (5.49m x 1.83m approx.) Glazed roof atrium, halogen down lighting, smoke alarm.

Bedroom 1:

15'11 x 9'11 (4.85m x 3.02m) Full width built in wardrobes.

Annex Dressing Area:

5'11 x 5'8 approx. (1.80m x 1.73m approx.) Centre light.

En-Suite Bathroom:

7'3 x 5'7 (2.21m x 1.70m) Modern 3 piece bath suite, fitted vanity mirror, electric heated towel ladder, halogen down lighting.

House Bathroom:

7'10 x 7'9 max (2.39m x 2.36m max) Modern shower cubicle, WC and wash hand basin, fitted vanity mirror, glazed roof atrium, electric heated towel ladder, halogen down lighting.

Bedroom 2:

12'3 x 11'7 (3.73m x 3.53m) Halogen down lighting.

Boiler Room:

7'6 x 4'9 (2.29m x 1.45m) Worcester oil fired central heating boiler and pressurized hot water system, under floor heating manifold, electric consumer unit. Center light, carbon fire alarm.

L-Shaped Bedroom 3:

15' x 13'4 max (4.57m x 4.06m max) Halogen down lighting.

En-suite: 12'2 x 3'8 max (3.71m x 1.12m max) Modern king size shower cubicle, WC and wash hand basin, fitted vanity mirror, electric heated towel ladder, halogen down lighting.

Outside

Outbuildings Viz:

WC

Freezer room/workshop/store 14'4 x 11'10 (4.37m x 3.61m) with light and power installed.

Triangular shaped **storeroom** 11' x 7' (3.35m x 2.13m) with light and power installed.

Twin central heating oil tanks.

Log store.

Triple garaging currently divided into double garage 19'4 x 19' (5.89m x 5.79m) with twin up and over doors side personnel door and having light and power installed and single garage 19' x 8' approx. (5.79m x 2.44m approx.) with up and over door.

2 x open front loose boxes each 12' x 10' approx. (3.66m x 3.05m approx.).

Pigsty 13' x 5'9 approx. (3.96m x 1.75m approx.).

Loose box/store room 11'8 x 9'2 approx. (3.56m x 2.79m approx.) with light installed.

Circa 3 acres surrounding grounds incorporating:-

Cobbled driveway and parking / turning areas.

Gravelled garage forecourt parking.

Mature spruce wooded glade.

Paddock areas.

Generous sized lawned gardens incorporating riverside patio/BBQ area, ornamental fish pond and vegetable garden area including aluminum greenhouse 9' x 6' approx. (2.74m x 1.83m approx.) cold frame and 2 x raised vegetable planting beds each 28' x 5' approx. (8.53m x 1.52m approx.).

Cottage Annex



Accommodation Comprising:

(UPVC sealed unit double glazed windows, oil fired central heating and energy efficient halogen down lighting installed.)

Ground Floor:

Reception Hall:

11'6 x 9'6 max (3.51m x 2.90m max) Feature open staircase, halogen down lighting.

Inner Hall:

16'7 x 2'10 approx. (5.05m x 0.86m approx.) Under stairs central heating boiler cupboard, smoke alarm, radiator.

Bathroom:

8'5 x 5'2 (2.57m x 1.57m) Modern 3 piece bath suite incorporating over bath shower with glass shower screen, tiled dado, fitted mirror, halogen down lighting, radiator, auto vent.

Bedroom 1:

12'7 x 10'4 (3.84m x 3.15m) Feature exposed beam, built in shelved cupboard, halogen down lighting, radiator.

En-Suite Shower Room:

7'8 x 5' (2.36m, x 1.52m) Comprising shower cubicle, WC and wash hand basin, tiled splash backs, fitted mirror, halogen down lighting, radiator, electric shaver light.

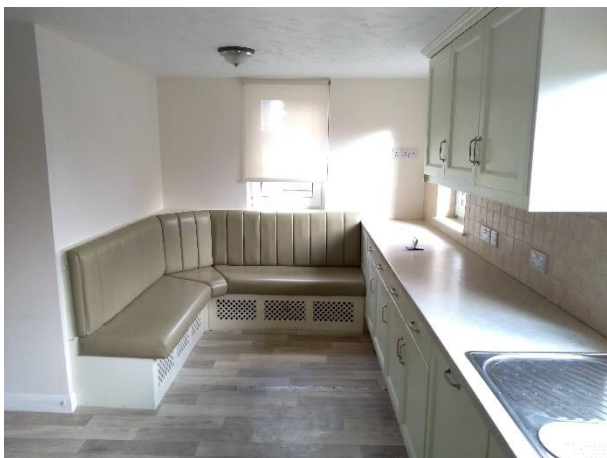
Bedroom 2:

14'11 x 14'9 max (4.55m x 4.50m max) Fitted mirror, halogen down lighting, radiator.

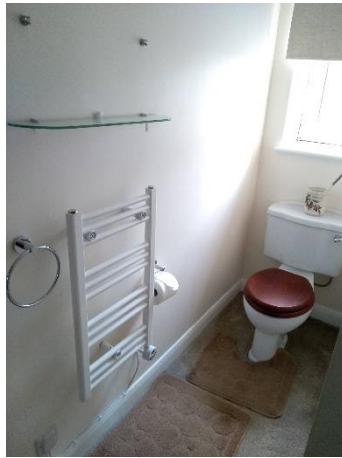
First Floor:

Open Plan Living Kitchen:

22' x 21' max approx. (6.71m x 6.40m max approx.) A lovely space with fabulous valley views and flooded with natural light via 4 windows. Fitted kitchen base units incorporating porcelain sink, built in electric oven, appliance recesses and work surfaces with tiled splash backs, extractor hood, halogen down lighting, radiator, under stairs storage cupboard.











Flood Risk Assessment: Flood Risk Assessment Report dated May 2021 available by email upon request.

Services: Mains water and electricity. Private septic tank drainage. Oil fired central heating.
(No mains gas available).
Ducting already in place for B4RN Hyperfast Broadband connection if required

Tenure: Freehold with vacant possession upon completion.

Solicitors: Wright & Lord, 37 Beetham Road, Milnthorpe, Cumbria, LA7 7QN. Tel: 015395 65990.

Joint Agents:

Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.
Tel: 015242 61444.

Hackney & Leigh, 3 Market Square, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 72111.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.



Floor Plans

The Bothy, Burrow, Carnforth, LA6

Approximate Area = 2762 sq ft / 256.6 sq m

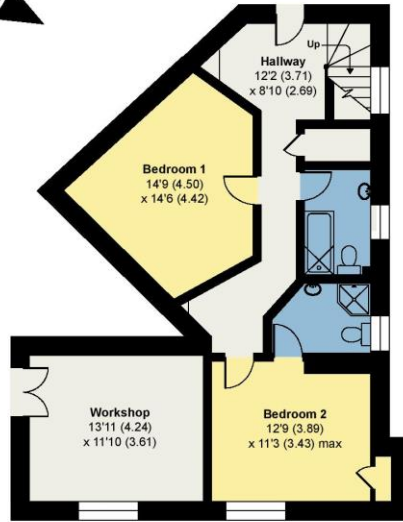
Limited Use Area(s) = 139 sq ft / 12.9 sq m

Garage = 563 sq ft / 52.3 sq m

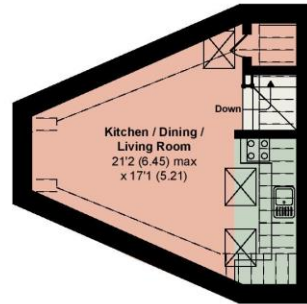
Outbuilding = 629 sq ft / 58.4 sq m

Total = 4093 sq ft / 380.2 sq m

For identification only - Not to scale



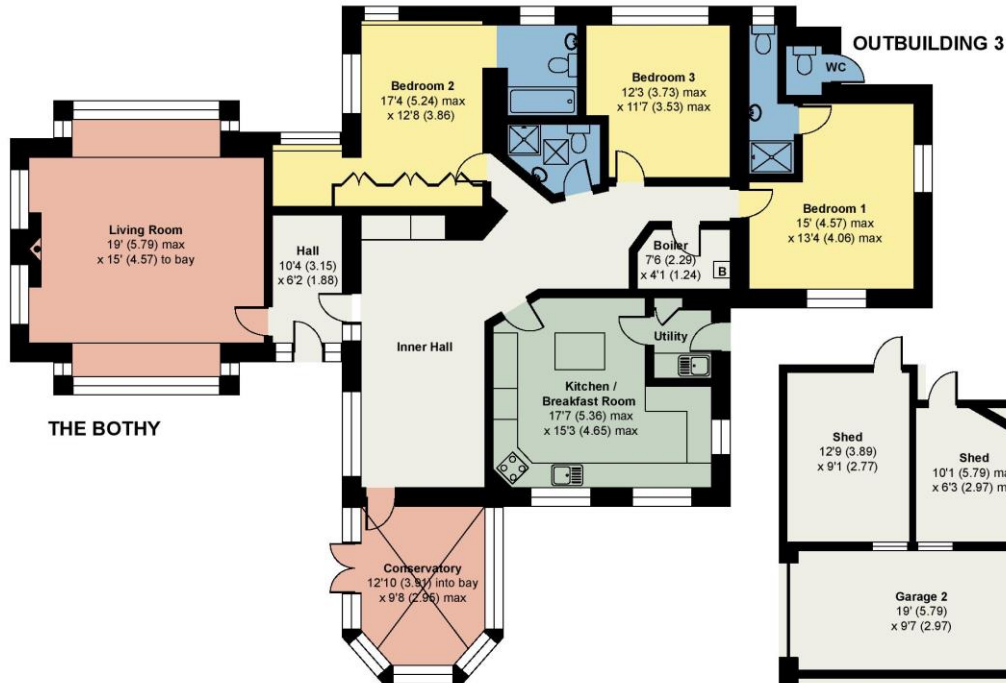
OUTBUILDING 2



ANNEX FIRST FLOOR

Denotes restricted head height

ANNEX GROUND FLOOR



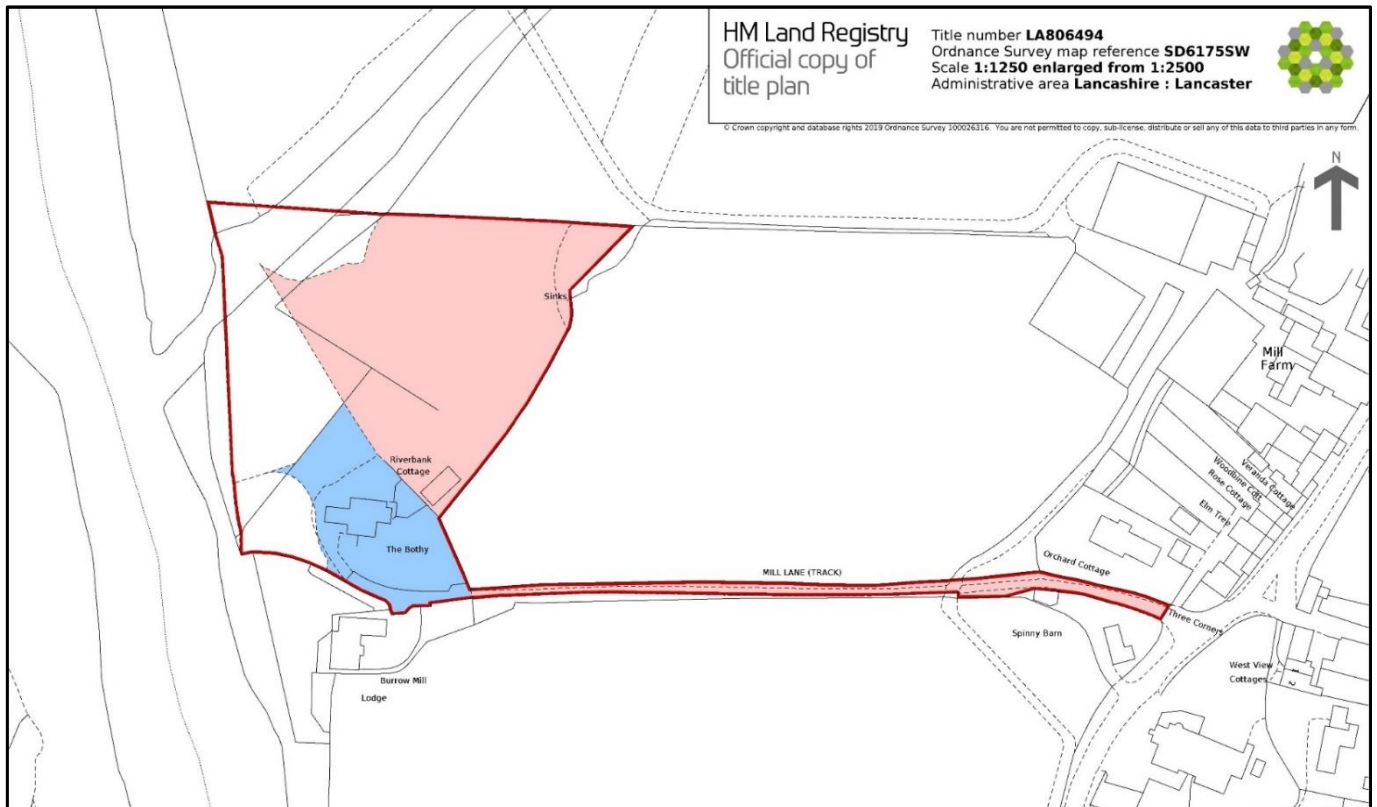
OUTBUILDING 1



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 829333

Copy Title / Boundary Plan



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rturner.co.uk

Royal Oak Chambers, Main Street,
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: mailto:kendal@rturner.co.uk



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