

For Sale – Spacious Three Bedroom First Floor Flat

UPPER FLOOR FLAT, HOLME LYON, BURNESIDE, NR KENDAL, CUMBRIA LA9 6QX

Edwin
Thompson



rightmove.co.uk
The UK's number one property website

Zoopa.co.uk



Upper Floor Flat, Holme Lyon

Burneside, Nr Kendal, Cumbria LA9 6QX

A delightful stone and slate three-bedroom first floor apartment in the heart of Burneside providing spacious accommodation throughout suitable as a family or holiday home. With an open plan kitchen/dining room, reception room, two bedrooms and family bathroom arranged around a large central hallway to the first floor, Holme Lyon also has a third bedroom on the second floor. Externally, the property has a gated gravelled courtyard, patio area, an outbuilding/workshop and off-road parking. Burneside offers excellent local facilities, road and rail access and is on the doorstep of the The Lakes.

PROPERTY OVERVIEW

A large and attractive apartment forming part of an overall traditional two storey stone and slate building with three bedrooms, private driveway, courtyard gardens and outhouse.

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 a reception room, open plan kitchen/dining room, bathroom and three bedrooms.

Guide Price - £275,000

Property Ref: E1089e



LOCATION

Holme Lyon is situated on the northern edge of 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.

Holme Lyon is situated on the main road running through the village opposite the Bryce Institute, on the right-hand side as you head north from the centre of the village, in the direction Bowston.

DESCRIPTION

The property forms the top floor of an attractive stone and slate building, having a separate entrance and private driveway to the lower floor flat. The accommodation is accessed via an external staircase providing access to a covered entrance porch which leads to a hallway with doors off to the reception room, two bedrooms, family bathroom and kitchen/diner. There is a staircase which leads to an upper floor landing with a door off to the third bedroom.

Ground Floor

Reception Room/Office (4.31m x 4.88m) – fitted with carpeted flooring, part painted/wallpapered walls, painted ceiling, sliding sash window, wall mounted storage heater and central period fireplace.

Kitchen/Diner (4.86m x 5.50m) – a bright and airy space perfect for hosting, fitted with part wood effect vinyl flooring/carpet, painted walls and ceiling and having cream fitted floor and wall mounted kitchen units, a central island with breakfast bar, stainless steel sink and drainer with wall mounted drying racks, cooker point, plumbing for washing machine, 4 large sliding sash windows on three aspects and views over the River Kent, central fireplace with open fire and wall mounted storage heater.

Bathroom (4.22m x 1.99m) – fitted with tile effect vinyl flooring, painted walls and ceiling, sliding sash window, built-in airing cupboard with shelving and hot water cylinder, unique three piece blush pink bathroom suite including WC, wash hand basin and bath with electric shower over and tile splash back.



Bedroom 1 (3.94m x 3.95m) – a double bedroom fitted out with carpeted flooring, painted walls and ceiling, period fireplace, sliding sash window and wall mounted storage heater.

Bedroom 2 (3.70m x 4.49m) – a double bedroom fitted out with carpeted flooring, part painted/wallpapered walls, painted ceiling, sliding sash window and wall mounted storage heater.

First Floor

A staircase leads to the upper floor landing, fitted out with carpeted flooring, part painted/wallpapered walls and ceiling, exposed wooden beam and useful recessed/built-in storage cupboard.

Bedroom 3 (3.93m x 4.00m) – a double bedroom with carpeted flooring part painted/wallpapered walls and ceiling, exposed wooden beams, period fireplace, sliding sash window and wall mounted storage heater. The entrance to this room is via a height restricted doorway.

Externally, the property benefits from a gated gravelled courtyard patio area, a stone-built workshop / outbuilding and off road parking.



SERVICES

The property is connected to mains water, drainage, and electricity. Electric heating is provided via modern Dimplex Quantum storage heating.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E40 and a copy of the certificate is available to download from the Edwin Thompson website.

COUNCIL TAX

Upper Floor Flat Holme Lyon is assessed for Council Tax purposes within Band D.

PRICE

Offered at an attractive guide price of £275,000.

Please note that the sellers are not obligated to accept the highest or any offer and are free to amend the details as they require without prior notice.

The the lower, ground floor apartment will shortly be marketed for sale by the same vendors. Further details can be provided upon request.

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 – eoakley@edwin-thompson.co.uk

Tel: 01539 448811

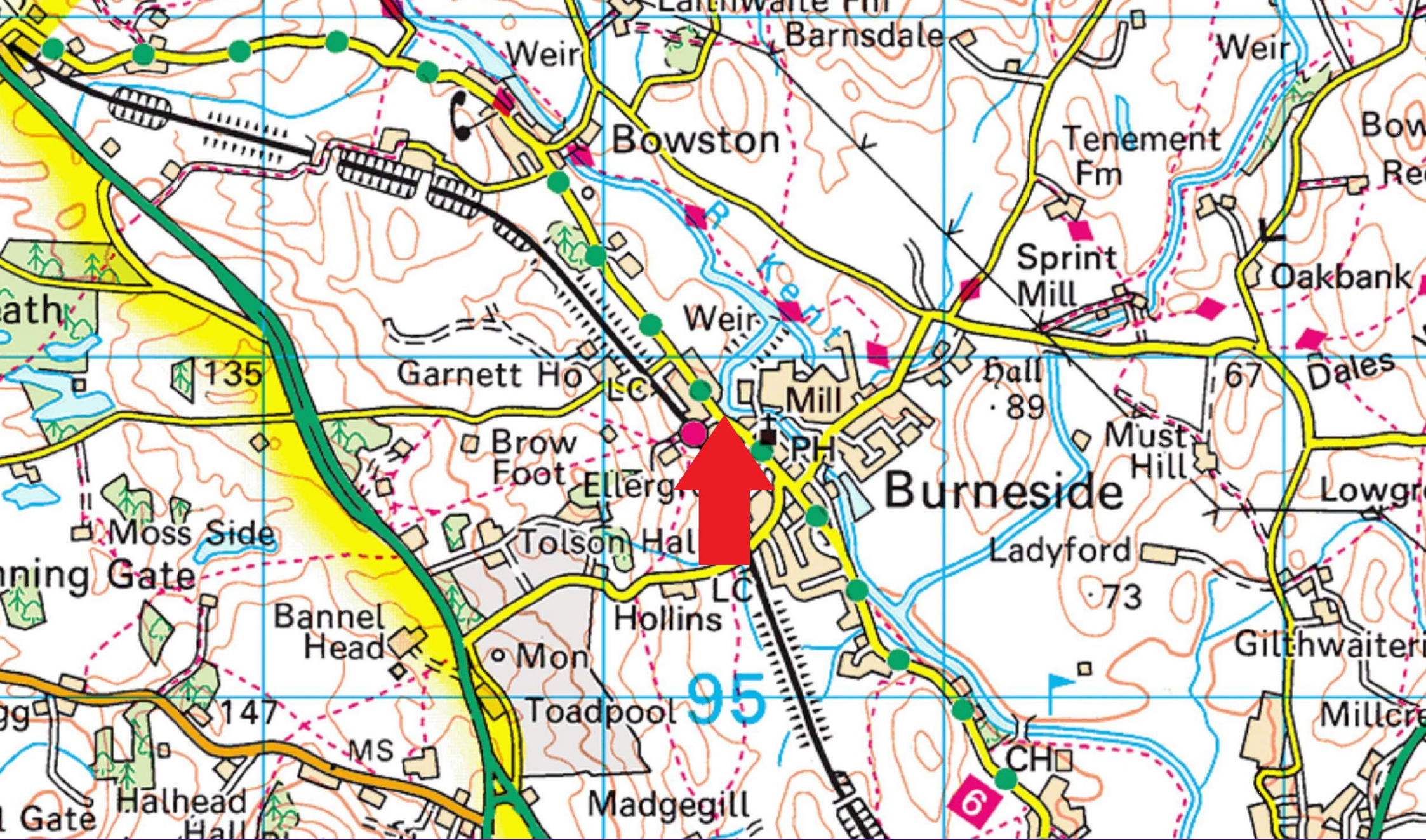
www.edwin-thompson.co.uk

IMPORTANT NOTICE

Edwin Thompson for themselves and for the Vendor of this property, whose Agent 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.





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



RICS

The mark of
property professionalism

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 November 2023