

MANSION HOUSE AND BARN, BURTON IN KENDAL, CARNFORTH



Guide Price: OIRO £495,000 (No onward chain)

Grade II listed period property, built in 1790, formerly one house but currently divided in two available as an investment opportunity or a restoration project to recreate one grand property (subject to permissions).

With a good access from the main road the property is well located for access on foot to local amenities as well as being a short drive to Carnforth, Lancaster and Kendal, within a 30 minute drive of The Lake District National Park

Viewing: Highly recommended to be fully appreciate what is on offer by prior appointment through Richard Turner & Son Crooklands Office.

Currently divided to form two rental properties, with No. 2 currently occupied and No. 1 currently vacant (subject to change), this property has potential for reversion to one large home (subject to permissions). The properties have excellent character inside and out and with high ceilings and large windows the rooms feel light and spacious. The working wooden shutters on the windows enhance character and keep plenty of heat in during the winter months. Both properties have been modernised to a good standard internally and are tastefully decorated throughout. A large private garden gives a pleasantly surprising feeling of space and tranquillity.

Burton in Kendal has excellent links to Carnforth, Lancaster, Kirkby Lonsdale and Kendal as well as Junction 35/36 of M6 Motorway meaning The Lake District World Heritage Site is only a short drive away. The village benefits a well-stocked local convenience store/post office, primary school, butchers and public house as well as two tennis courts (club), a football pitch (club) and bowling green.

No. 1 Mansion House

Currently vacant and therefore available with vacant possession on completion (subject to change), the property was occupied under an Assured Shorthold Tenancy until August 2020 with a rental income of £795 per month.

Accommodation Comprising:

Ground Floor:

Hallway: Through passage providing access from both the front and rear of the property and leading to the Living Room and Breakfast Kitchen/Kitchen Diner with central panelled feature archway. The hallway is well lit from a large window on the half landing of the wide (original) staircase to the first floor and contains the electric consumer unit, one double panel radiator, one double socket and telephone point.



Hallway – Front door



Hallway – Staircase & Back door

Living Room (4.77m x 4.18m): Spacious living room benefitting from a double panel radiator, working open fire with marble mantelpiece & surround with tiled hearth, sash window to the front with working wooden shutters, feature wall panelling, four double sockets and one telephone point. (Photo Right)



Kitchen diner/Breakfast Kitchen (4.18m x 4.63m): Benefitting from fitted shaker base units, electric cooker and hob in excellent condition, stainless steel sink unit with mixer tap, built in spice cupboard, six double sockets, single glazed timber framed window to the rear, plumbed for an automatic washing machine and space for a dishwasher, vinyl floor and door to cellar and IDEAL logic Combi Boiler 35.



Kitchen Diner/Breakfast Kitchen

Cellar: Stone floor with block wall separating the properties.

First Floor:

Landing: Large landing leading to 3 bedrooms, under stair office area, bathroom and stair access to loft. (Photos right)



Main Bedroom (4.29m x 4.90m): Spacious double room with single glazed sash window to front with working wooden shutters, feature dado rail, double panel radiator and four double sockets.



Main Bedroom



Bedroom 2

Bedroom 1 (1.99m x 3.65m): With sash window to rear with working wooden shutters, feature dado rail, two double sockets and double panel radiator.

Bedroom 2 (1.85m x 3.06m): Double panel radiator, two double sockets, single glazed window to the rear.

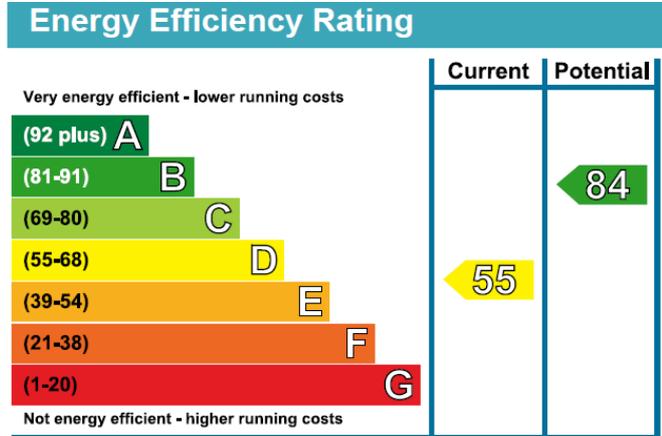


Bathroom: Spacious and benefitting from good natural light the bathroom contains a shower (mixer shower), low flush WC, pedestal sink, double panel radiator and vinyl floor.

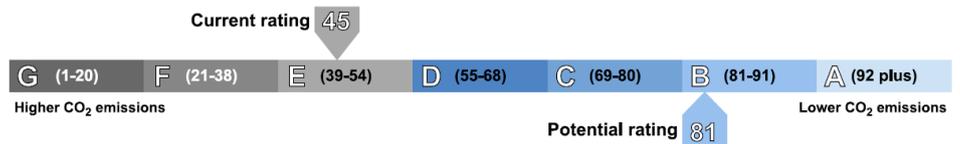


Stairs to loft: With space under stairs previously used as office/work space, the loft is full height and fully boarded and thus has potential for conversion.

Loft Measurement: 6.85m x 9.85m



Stairs to loft

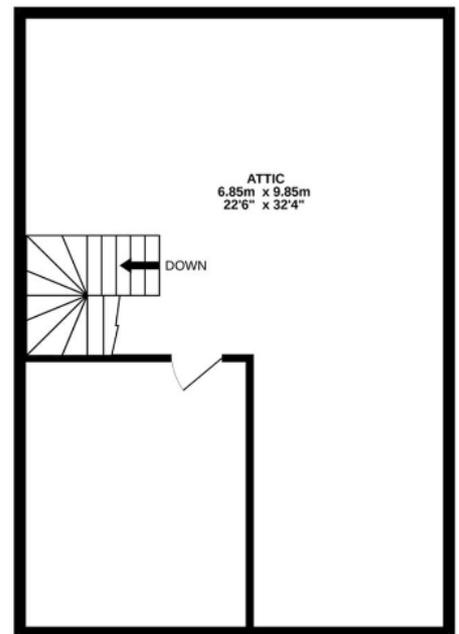
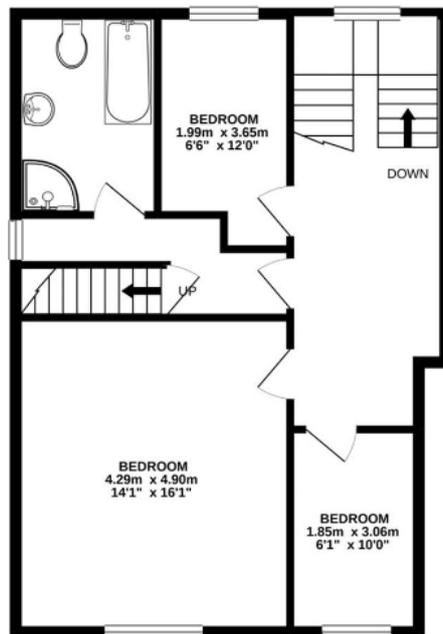
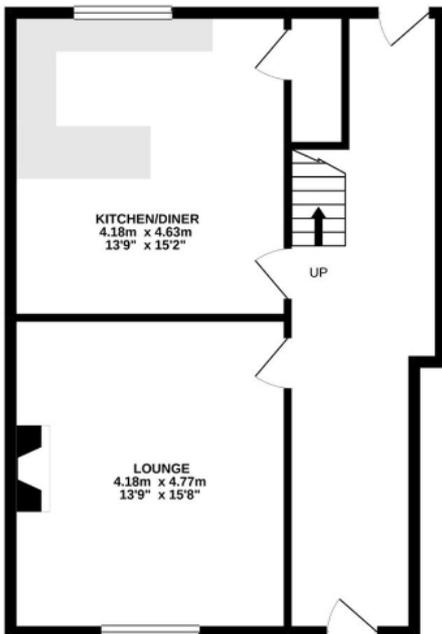


Floor Plans:

GROUND FLOOR

1ST FLOOR

ATTIC



No. 2 Mansion House

Currently occupied under an Assured Shorthold Tenancy agreement, and is available either subject to the tenancy agreement or with vacant possession

Accommodation Comprising:

Ground Floor:

Living Room (4.04m x 4.23m): Benefitting from two sash windows both with wooden shutters, open fireplace currently not useable but could be reinstated. This living room is a good size for the property.



Living room



Kitchen Diner (3.75m x 5.32m): Benefitting from electric hob and cooker, plumbed for automatic washing machine with space for a dishwasher, modern fitted shaker wall and base units, stainless steel sink unit, under stair cupboard with hatched access to the cellar and the stairs to the first floor. Two windows, one to rear, the second to the side and door to side.

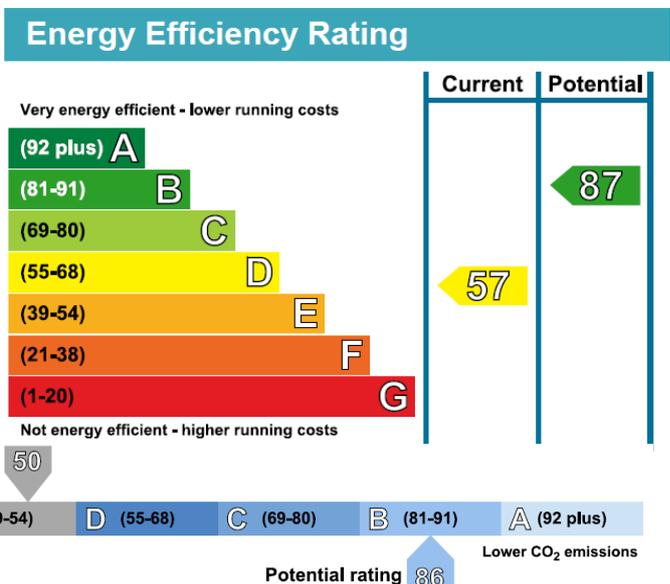
Kitchen

Cellar: Block wall separating the properties.

First Floor

Landing: Loft access as well as leading to both bedrooms and the bathroom.

Front Bedroom (4.26m x 4.34m): A spacious room containing Combi boiler in cupboard (installed 2006), single panel radiator and two sash windows to front.



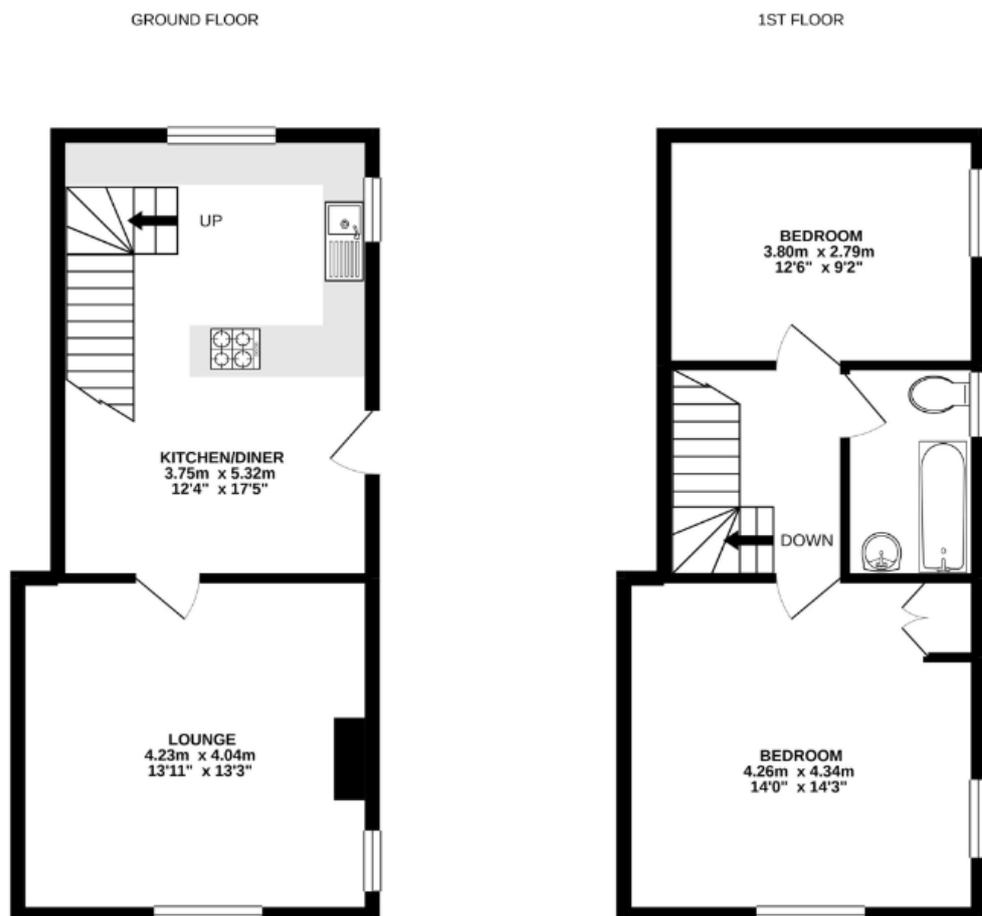


Front bedroom

Rear bedroom (2.79m x 3.8m): Space for a double bed, this is located to the rear of the property with sash window to rear, sash window to the side and single panel radiator.

Bathroom (1.3m x 2.54m): Containing WC, panel bath with shower over and pedestal sink.

Floor plans:



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

Outside



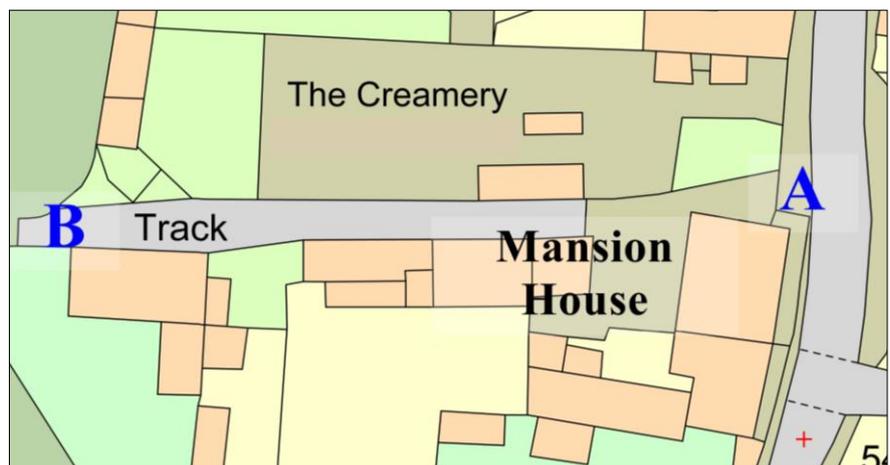
Front: Small walled garden on the roadside acts a good buffer between the house and the pavement.

Rear: Off-street parking area (rear yard) with access to high walled, spacious and private garden with a variety of plants, shrubs and trees ideal for any keen gardener. The garden has a feeling of peace and tranquillity rarely found in such an accessible location.

There is also a two storey, three bay derelict stone barn with a stone lean to to the east gable used as a general store/workshop and a low stone lean to under a tin roof from the west gable. The building benefits from having electricity connected and has great potential for future development for a multitude of uses (subject to permissions).



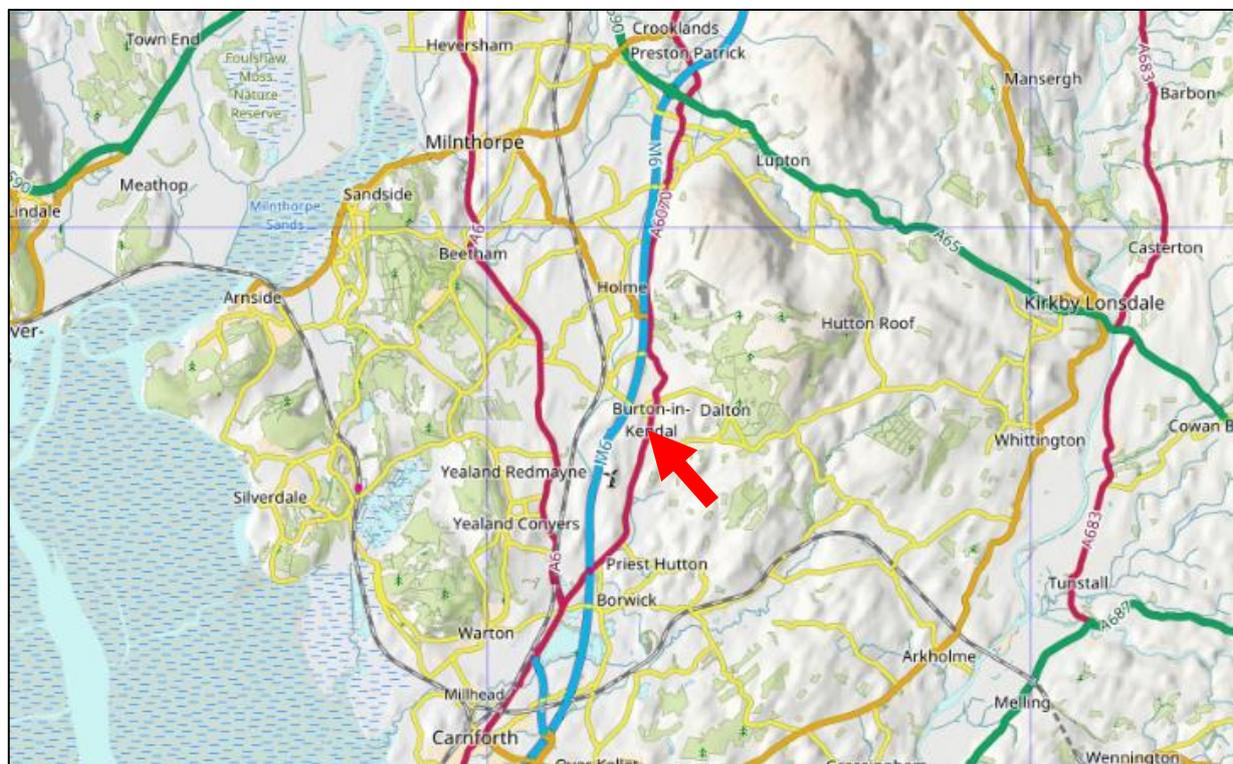
Purchasers are to note the Vendors will retain a pedestrian right of way between point A and B on the plan to the right



- Services:** Mains water, gas, electricity and drainage connected.
- Tenure:** Both properties offered freehold either subject to tenancy if desired (depending on current tenant situations and tenants approval) or with vacant possession upon completion.
- Council Tax:** 1 Mansion House – Council tax band D - £1,867.25 per annum
2 Mansion House – Council tax band C - £1,659.77 per annum
- Solicitor:** Milne Moser Solicitors, Westmorland House, The Square, Milnthorpe, LA7 7QJ
- Agents:** Richard Turner & Son, 14 Moss End, Crooklands, Milnthorpe, LA7 7NU.
Through whom all offers and negotiations should be conducted.

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.

Location Plan



MISREPRESENTATION ACT 1967:

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

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

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

