

For Sale – Spacious Three Bedroom Ground Floor Apartment  
LOWER FLOOR FLAT, HOLME LYON, BURNESIDE, NR KENDAL, CUMBRIA LA9 6QX

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# Lower Floor Flat, Holme Lyon

## Burneside, Nr Kendal, Cumbria LA9 6QX

A large and attractive ground floor apartment forming part of an overall traditional two storey stone and slate building with three bedrooms, front terrace with flower borders, separate garage with lawned area opposite.

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, which now requires internal upgrading.

### PROPERTY OVERVIEW

A delightful stone and slate three-bedroom ground floor apartment in the heart of Burneside providing spacious accommodation throughout suitable as a family or holiday home. With a large reception room, kitchen, three bedrooms and bathroom arranged around a large central hallway. Externally, the property has a gravelled patio area with mature flower and shrub borders, a large garage/workstop, a lawned area and off-road parking. Burneside offers excellent local facilities, road and rail access and is on the doorstep of the The Lakes.

Guide Price - £199,950

Property Ref: E1089e



## LOCATION

Holme Lyon is situated on the northern edge within 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

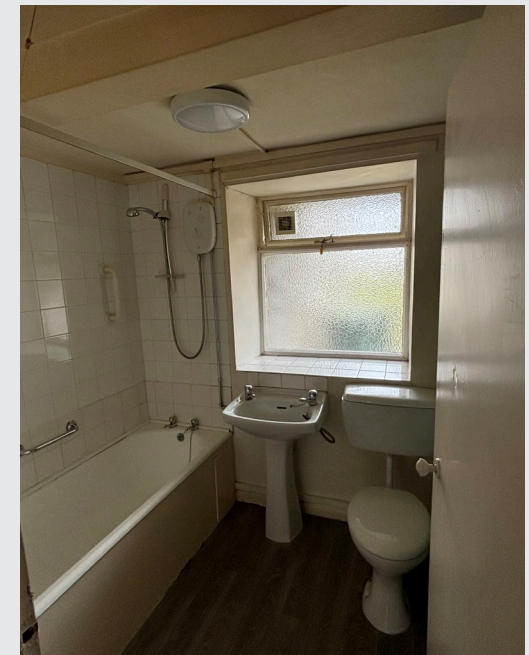
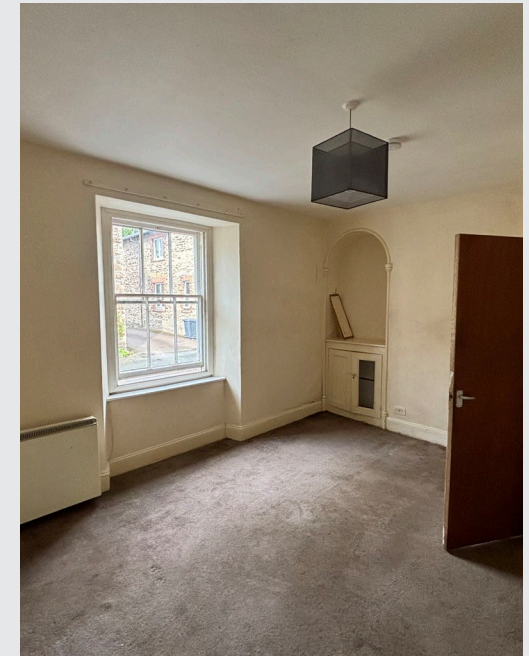
The property forms the ground floor of an attractive stone and slate building, having a separate entrance to the upper floor flat. The accommodation is accessed via a covered entrance porch which leads to a hallway with doors off to the reception room, three bedrooms, bathroom and kitchen.

**Reception Room/Office** (4.31m x 4.88m) – Entrance central hallway (4.22m x 2.40m) – a good sized carpeted hallway with ceiling light and storage heater.

Doors to bedrooms, reception room, kitchen and bathroom

**Reception Room** (5.31m x 4.54m) – a large reception room with triple aspect single glazed sliding sash windows, fitted with carpeted flooring, part painted/wallpapered walls, painted ceiling, sliding sash window, wall mounted storage heater and central fireplace with open fire. Built in cupboards with shelving.

**Kitchen** (3.90m x 3.86m) – 3 steps down to a bright and airy space with dual aspect single glazed windows to rear and side elevation. Fitted with white base and wall units, light coloured worktops and tile affect vinyl flooring. Single sink and drainer, space for oven and plumbing for washing machine. Extractor fan, ceiling light and wall mounted storage heater.



**Bathroom (2.08m x 1.69m)** – fitted with wood effect vinyl flooring, painted walls and ceiling, frosted window to the rear elevation, bath with electric shower over, wc and wash hand basin. Tiling to the walls and wall mounted fan heater.

**Bedroom 1 (3.86m x 1.75m)** – a single bedroom fitted with carpeted flooring, painted walls and ceiling, and sliding sash window. Built in cupboard with consumer unit.

**Bedroom 2 (4.51m x 3.72m)** – a double bedroom fitted out with carpeted flooring, part painted/wallpapered walls, painted ceiling, sliding sash window and wall mounted storage heater.

**Bedroom 3 (5.25m x 3.71m)** – a double bedroom with carpeted flooring part painted/wallpapered walls and ceiling, dual aspect windows and wall mounted storage heater. A built in cupboard housing hot water cylinder.

Externally, to the front of the property a gravelled path with shrub and flower borders leads to the front entrance and patio area. A stone-built garage/workshop, lawned area and off-road parking are located adjacent to the property.

**Garage/Workshop** – Up and over door, roof lights

**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 F31 and a copy of the certificate is available to download from the Edwin Thompson website.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

### COUNCIL TAX

Lower Floor Flat Holme Lyon is assessed for Council Tax purposes within Band D. For the financial year 2004/2005, the council tax charge for the property is £2,272.57.

### PRICE

Offered at an attractive guide price of £199,950.

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.

### TENURE

Leasehold.

### 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](mailto:a.wilkin@edwin-thompson.co.uk).

Tel: 01539 448811

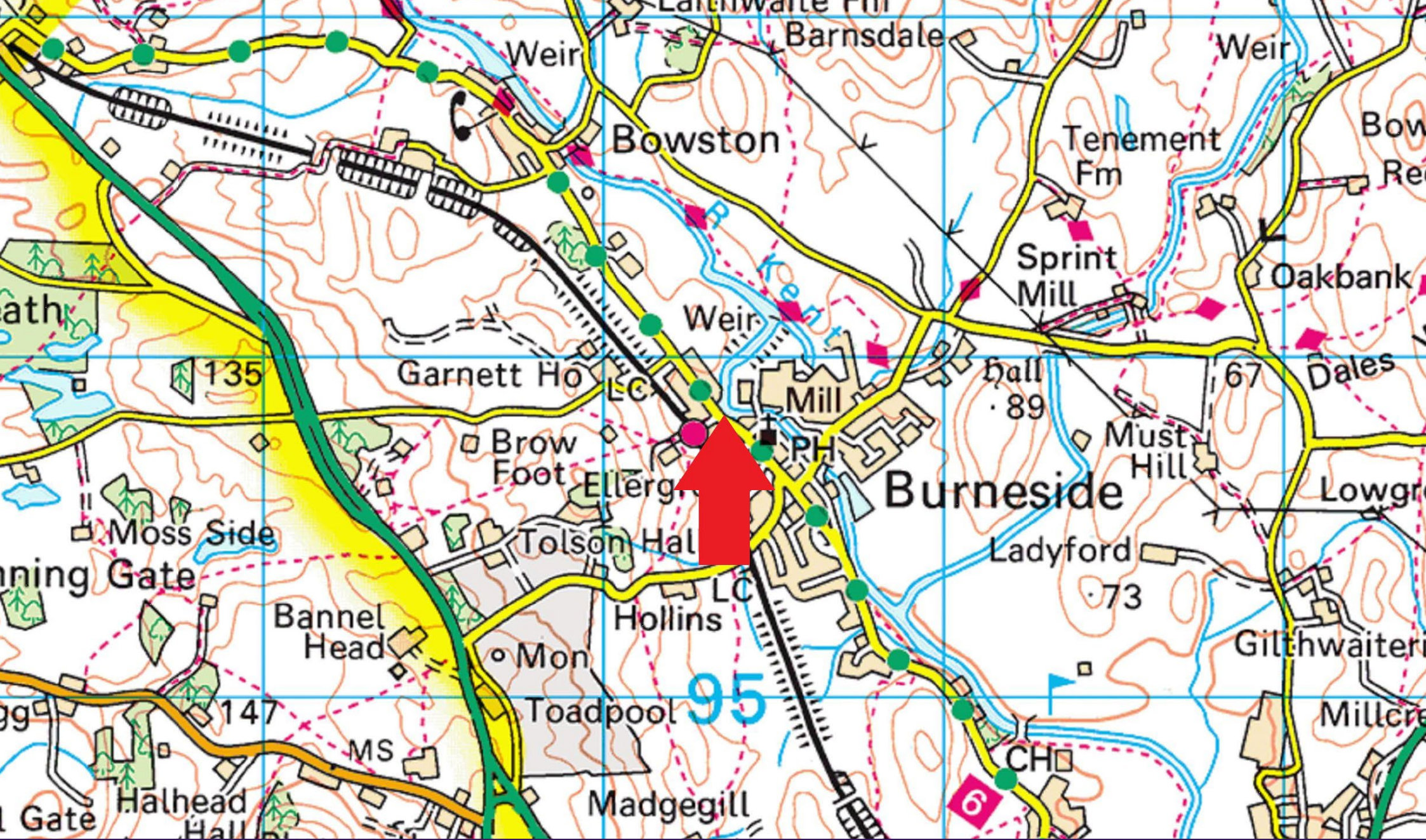
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5. These particulars were prepared in September 2024





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