



Greenfield Cottage

Jones's Yard, Burton, Carnforth, LA6 1LP

Price: £265,000

MATTHEWS
BENJAMIN



GREENFIELD COTTAGE

JONES'S YARD

In the village of Burton, this delightful cottage is an attractive and successful combination of period and character charm alongside modern comforts. It is a semi-detached cottage and it's a great choice whether you seek a full-time residence, peaceful retreat or an investment for holiday letting.

Immediately you are welcomed into the great sized sitting room, at its centre sits a large stone fireplace, home to an impressive multi fuel burner, creating a striking focal point and wonderfully warm atmosphere on cooler evenings. The contemporary kitchen that has everything you would need and more, was fitted in 2022. The solid timber worktops and the integrated appliances all provide an immediate essence of quality. The kitchen also benefits from space for a dining table which is perfect for socialising as well as practicality. The stable door provides access to the pleasant paved rear yard.

Upstairs there are two double bedrooms and one single bedroom, all of which benefit from plenty of space for storage and wardrobe units. The family bathroom suite was installed in 2020/2021, with the space on offer and the elegant finish, it is bound to impress you.

Not only does the property benefit from the neatly paved courtyard style yard, offering a low maintenance outdoor space with plenty of space for seating with a dedicated area for a wood store for easy access to the logs for the multi fuel burner, the yard also provides direct access into the car park where you will find your designated parking spaces. The property also benefits from a separate garden that is a short walk away.





LOCATION

In the village of Burton, there is a vibrant village community; a pub, primary school, church, tennis court, bowling green and Memorial Hall which plays host to a wide range of local groups and clubs. This is an opportunity to enjoy the benefits of a village setting and all-embracing community with excellent access to unspoilt open countryside and first rate road and rail communication links. Access onto the M6 is either at Junction 35 or 36 depending on the direction of travel and there are stations on the main West Coast line at both Oxenholme and Lancaster with a branch line station at Carnforth.

Your day-to-day needs will be well met in the busy town of Carnforth with a choice of supermarkets (Booths, Tesco and Aldi), a busy high street of independent retails and a range of health care providers, the delightful market town and tourist destination of Kirkby Lonsdale is also convenient.

For those that love to get out and about in the great outdoors, Burton in Kendal is perfectly placed to visit the neighbouring National Parks of the Lakes and Dales







DIRECTIONS

what3words:///filer.trending.classics

Use the postcode LA6 1LP on Sat Nav with reference to the directions below:

Greenfield Cottage is extremely accessible and easy to find from either J35 or J36 of the M6 motorway. Travelling up from the south, leave the motorway and head north taking the A6/A6070 towards Burton in Kendal. Continue past The Longlands and Greenlands Farm. Eventually you will see Kings Arm pub on the bend, the property is located the left turning just before the pub car park, sign posted Jones's Yard. However if you are parking at the property follow the signs for the car park of Kings Arm pub and there are allocated spaces for Greenfield Cottage.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Worcester boiler in a kitchen cupboard.

MOBILE AND BROADBAND SERVICES

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

TENURE

Freehold

The parking spaces that are located in the Kings Arms Pub car Park and rear yard are leasehold. The lease started with 125 years in 2011.

INCLUDED IN THE SALE

Fitted carpets, light fittings and integral kitchen appliances as listed: Zanussi four ring hob, extractor fan, dish washer, oven and grill.

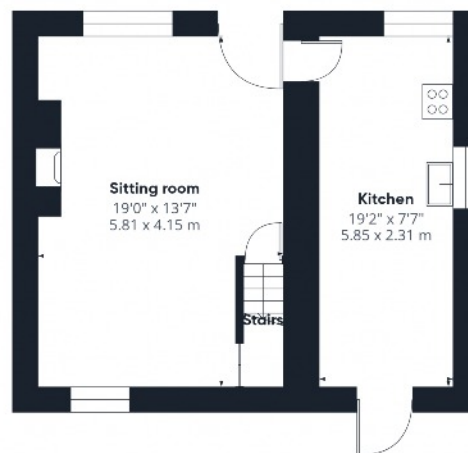
PLEASE NOTE

The divorced garden provides a right of way to the neighbouring land owned by another home owner on Jones's Yard. Jones's Yard is un adopted.

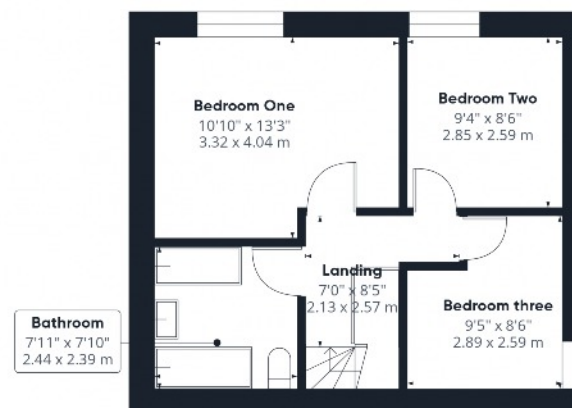
LOCAL AUTHORITY CHARGES

South Lakeland Council – Council Tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1

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Approximate total area⁽¹⁾

786 ft²
72.9 m²

(1) Excluding balconies and terraces

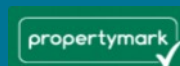
Calculations reference the RICS (PMS 3rd standard). Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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