



# Burton Old Hall

Burton in Kendal



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## Burton Old Hall

Burton in Kendal

Freehold £595,000

Nestled in the picturesque village of Burton-in-Kendal, this stunning property offers a harmonious blend of timeless elegance and modern comfort seamlessly blended to create the perfect home. With its enchanting original features, spacious layout and versatile rooms, this is a home that is sure to appeal to many. Exuding character and charm with exquisite original features throughout, including decorative coving and picture rails, an ornate fireplace and beautiful stone framed, leaded windows, every corner is a testament to the craftsmanship of a bygone era. The ground floor offers the dual aspect living room, the generous kitchen, a bright sun room, a utility room and cloakroom while the first floor boasts three double bedrooms, the master including an en-suite shower room and the family bathroom. The generous plot offers an expansive driveway leading to the spacious double garage with parking available for several vehicles. There is space for all the family and friends to gather on the elevated patio surrounded by well tended planting and flower beds, meticulously designed to offer colour and interest all year round. An additional 'kitchen garden' can be found towards the beginning of the driveway, perfect to grow your own fruit and veg for healthy and sustainable living. The village of Burton in Kendal benefits from a village shop and post office and a well regarded local primary school, rated GOOD by Ofsted. There are close transport links to the M6 motorway, Kendal and Lancaster whilst also benefitting from tennis courts, a bowling green and the memorial hall - there is a great sense of community engagement. A regular bus service runs hourly through the village from Lancaster to Keswick.





## GROUND FLOOR

### Entrance porch

A characterful, stone-framed, traditional front door leads into the welcoming entrance porch filled with light from the two leaded windows. The perfect place to kick off muddy boots and coats after long countryside walks.

### Hallway

The welcoming entrance hall is filled with original features including coving, panelled door casings and the impressive original staircase. A large cupboard extends under the stairs offering useful storage. There is access to all of the main reception areas.

### Kitchen/ diner

The true heart of this home! This wonderful space is flooded with dual aspect light and is a delightful place to spend time. At the front of the property a stone framed window with original leaded windows is beautifully framed by wood panelling and original shutters while a window seat offers the perfect place to sit, relax and chat with family and friends. The kitchen is fitted with a range of cream 'cottage' style base and wall units with a superb central island and sink with a breakfast bar to one side ideal for more informal meals. Integrated appliances include a fridge and freezer, dishwasher with space for a range cooker within the tiled alcove. There is room to accommodate a table to seat 6 comfortably for formal meals and gatherings and the wooden floor ties the entire space together and adds to the warm and homely vibe.

### Living room

A grand living room that would not be out of place in a country home! Full of character and charm with deep silled and stone framed, leaded windows with a relaxing window seat, decorative coving and picture rails, this really is an impressive room. The feature gas fire place adds a cosy touch surrounded by a painted stone surround and a wooden mantle above. A door leads out to the gardens.

### Sun room

A fabulously bright room framing open views over the luscious gardens. The original wooden floor flows through from the kitchen linking the two areas together. The high apex ceiling is adorned with feature wooden beams and adds to the sense of space. A door offers effortless access out to the gardens.

### Utility room

A delightful utility room with space for a washing machine, dryer and undercounter freezer. A window offers rear views and allows natural light through. There is access from here to the ground floor cloakroom.

### Cloakroom

An indispensable addition to the home, this ground floor cloakroom consists of a W.C and a hand basin.

## FIRST FLOOR

### Bedroom 1

Spanning the entire width of the home, this impressive double bedroom boasts dual aspect views through the beautiful leaded windows with window seats and there is a built-in wardrobe for clutter free storage.

### En-suite

Consisting of a quadrant shower cubicle with a mains-fed shower, hand basin and a W.C with fresh tiled splashbacks and a recessed window allowing natural light to illuminate the entire room.

### Bedroom 2

A light and bright double bedroom enjoying elevated views to the surrounding area. A built-in wardrobe provides a plethora of space for storage with a lovely additional space under the window seat to store treasured items.

### Bedroom 3

A double bedroom offering elevated views through the feature, recessed leaded windows with a built-in wardrobe for storage. A lovely window seat sits below the window, the perfect place to sit and watch the world go by.

### Bathroom

A three piece bathroom suite consisting of a bath with a wooden panel and an overhead electric shower, a hand basin and W.C. There is a heated towel rail and white tiled splashbacks.

### Landing

A bright space offering access to the first floor accommodation. The staircase is illuminated by a high leaded window which fills the area with natural light.

### Double garage

A wonderful, detached double garage with private garden views and an up and over front door with a window to the side. There is power, light and water present with ample space to park or to use as a workshop or for storage.

### Externally

Impressive double iron gates lead through to the meandering driveway past borders full of mature plants and flowers and raised beds. Steps lead up to a gravelled section with space to sit and relax and enjoy the peaceful and private surrounding area. A stepping stone path leads around and merges into a well tended patio providing a low maintenance space for all the family to gather. There is access from here into the sun room. The driveway continues round to meet the double garage and a further set of steps offer access to the raised patio nearby. A 'kitchen garden' can be found just off the driveway and through a traditional wooden gate to reveal a fantastic additional space currently used for growing vegetables and fruit with sectioned off beds and gravelled low maintenance paths all surrounded by traditional stone walling and mature hedges.

### Useful Information

Tenure - Freehold.

House built - Circa 17th Century.

Council tax band - F (Westmorland and Furness Council).

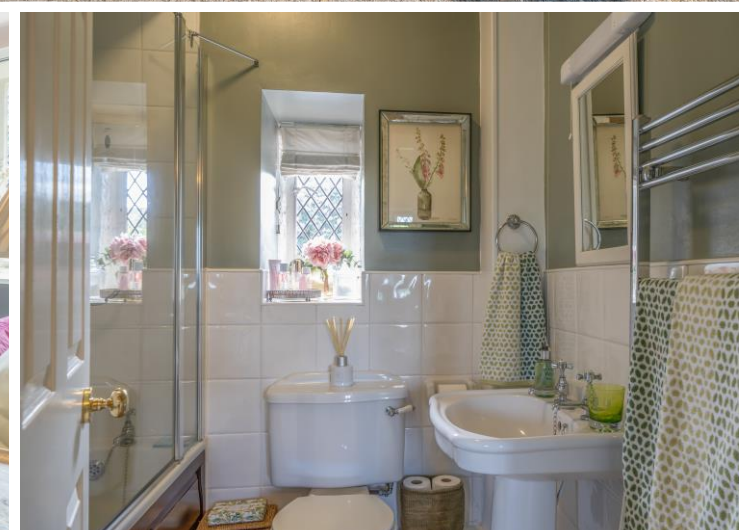
Heating - Gas central heating.

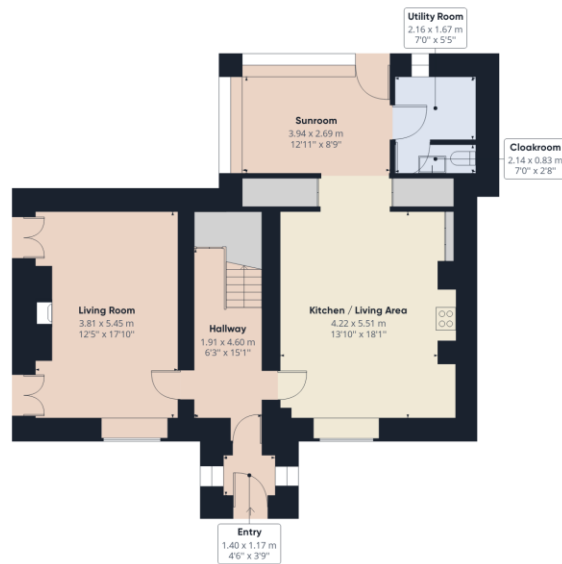
Drainage - Mains.

What3Words location - ///inspected.mailers.filer.

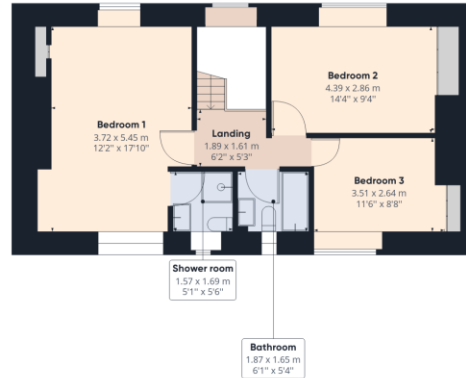








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
 168.68 m<sup>2</sup>  
 1815.70 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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