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Local, Professional Property Services

# Posting House Cottage – Burton in Kendal







## Features

- No onward chain
- A Grade 2 listed home
- Two double bedrooms
- Bursting with character, charm and original features
- A divorced garden to enjoy
- Exposed wooden floors to most rooms

Welcome to 'Posting House Cottage' an impressive 2 bedroom period home bursting with character and original features. A wonderful Grade 2 listed home with original oak beams, a jettied frontage and even 'witches marks' inside to ward off evil spirits! This is a unique gem of a property perfect for making your own and being located in the heart of Burton in Kendal, local amenities and transport links are on the doorstep. Stepping foot into the cosy living room, there is room to sit and relax with family and friends in front of the feature gas fireplace encased within a stone surround and the corner wood and iron spiral staircase leads

invitingly up to the first floor. Next the kitchen can be found with modern storage units and room for a dining table for formal meals and entertaining. The bright bathroom lies beyond here along with access through the courtyard via the vestibule. The first floor offers two double bedrooms, one with front facing views and the other with rear facing views with both boasting original characterful features throughout. The divorced garden can be found a short wander away and benefits from sun from late morning until sunset. Surrounded by traditional stone walling, this is a haven to enjoy the peace and quiet of the area. Packed full of wild

flowers and grasses currently there is room to add your own stamp and space to sit out to relax. The village of Burton in Kendal benefits from a friendly 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 with easy access to Morecambe Bay, the Lune Valley and the Yorkshire Dales. Burton in Kendal also offers 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

### Living room

Stepping foot into the cosy living room, there is room to sit and relax with family and friends in front of the feature gas fireplace encased within a stone surround. Oak beams adorn the ceiling and a corner wood and iron spiral staircase leads invitingly up to the first floor with a window behind through to the kitchen to allow natural light to pass through. Two discreet 'larder' cupboards house the gas and electric meters. A well concealed trapdoor leads up in to bedroom one, perfect for moving larger furniture from floor to floor.

### Kitchen/ diner

A modern kitchen with cream shaker style base and wall units with wood effect work surfaces and mosaic style splashbacks. There is an integrated oven, dishwasher and an electric hob with extractor hood above. Feature oak beams add a glimpse of the homes history and a window offers views outside with a door leading to the vestibule and bathroom beyond. There is room here to accommodate a dining table to comfortably seat four for formal meals.

### Bathroom

A later conversion of the old outhouse, this bathroom consists of a bath with a shower attachment, WC and a hand basin with tiled splashbacks and an extractor fan. A window allows natural light to illuminate the room.







#### Vestibule

Linking the kitchen and bathroom this useful, bright space offers floor to ceiling cupboard storage that also houses the boiler and a door leads to the courtyard outside.

#### FIRST FLOOR

##### Bedroom 1

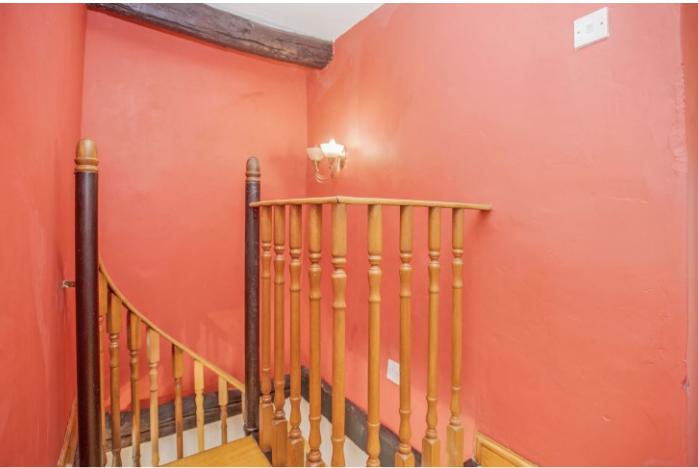
A front facing double bedroom with a wooden flooring and original oak beam detailing. A feature floor to ceiling, reclaimed, built-in wardrobe offers ample room for storage.

##### Bedroom 2

Benefitting from rear facing views, this double bedroom is light and bright with a wooden floor.

##### Landing

Offering access to the spiral staircase and also up to the insulated attic with an exposed wooden floor.



#### Externally

The divorced garden (approx. 8m x 3.5m) can be found a short wander away and benefits from sun from late morning until sunset. Surrounded by traditional stone walling, this is a haven to enjoy the peace and quiet of the area. Packed full of wild flowers and grasses currently and there is room to add your own stamp and space to sit out to relax.

#### Useful Information

Property built - approx. late 17th century.

\*Grade 2 listed\*

Tenure - Freehold.

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

Electric - Mains.

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///huddle.infringe.yoga](https://www.what3words.com/#!/huddle.infringe.yoga).



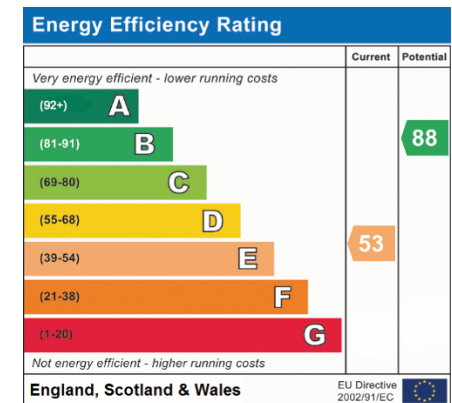
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