



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

6 Church Stile – Burton in Kendal





Features

- Four bedrooms
- Downstairs bedroom with en-suite wet room
- B4RN hyperfast broadband
- Low maintenance rear courtyard garden
- Close to transport links and benefitting from a bus stop very close by
- A WC to each floor for convenience
- Potential to purchase as an investment

A charming four-bedroom property, situated on the edge of Burton-in-Kendal, offers modern living with the convenience of a bedroom and bathroom on each floor, making it an ideal choice for families and those seeking flexible living arrangements. On the ground floor, you'll find a well-appointed kitchen, adjacent to the kitchen is a spacious living/dining room, bathed in natural light from patio doors that open directly onto the rear courtyard garden. This level also includes a comfortable bedroom with its own private wet room. The first floor boasts a generously sized double bedroom with abundant built-in storage and convenient access to a well-proportioned family bathroom. Another bedroom on this floor also benefits from built-in storage and could also be used

as a home office or dressing room. The top floor features extensive built-in furniture and storage solutions, with the added advantage of direct access to a private en-suite shower room. Externally, the stone-faced façade adds character and charm to the property and a block-paved entrance provides space for parking a small vehicle and is perfect for displaying potted plants, enhancing the home's welcoming appeal. There's also room for a cosy bench to provide an ideal spot to enjoy your morning coffee while basking in the sunshine. Conveniently, a designated parking space is located just across from the entrance in the nearby parking area. At the rear, through the patio doors, you'll discover a delightful courtyard garden framed by a traditional stone wall.

This peaceful outdoor space offers stunning views of distant fields, there is room for a table, chairs, and potted plants, making it the perfect setting for alfresco dining or relaxing while watching the sunsets. The village of Burton in Kendal benefits from a village shop with post office, and a dining pub, as well as a multi-use sports area, bowling green and the Memorial Hall - a friendly village with a great sense of community engagement. With a well-regarded local primary school, rated GOOD by Ofsted, the village is also within the catchment for both Dallam and QES secondary schools. There are close transport links for the M6 motorway, north and south, and an hourly bus service through the village to and from Lancaster, Kendal and beyond.



GROUND FLOOR

Entrance hall - This larger than average naturally light and spacious hallway provides easy access to the main living areas. A built-in cupboard offers convenient storage for a washing machine and tumble dryer, keeping appliances neatly tucked away. Upon entering the property, you'll find dedicated space to store your shoes and hang your coats.

Kitchen - This well-equipped kitchen features an array of cream, shaker-style, base and wall units, elegantly paired with sleek work surfaces and a built-in wine rack. Integrated appliances include a hob with an overhead extractor, an under-counter double oven and grill, a microwave, a dishwasher, and a tall fridge-freezer. The space is enhanced by stylish wood-effect flooring and a glazed serving window, which connects seamlessly to the living and dining area while allowing natural light to flow through.

Living room/ dining room - The spacious living and dining room is perfect for family gatherings, offering a warm and inviting atmosphere. An electric stove, set within a striking stone surround, serves as the room's focal point, adding charm and character. The dining area is thoughtfully positioned next to patio doors, which flood the space with natural light and offer a beautiful view of sunsets during meals. These doors open directly onto the patio, seamlessly blending indoor and outdoor living.

Bedroom 4 - Converted from the original garage - Upon entering this ground-floor bedroom, you'll find a designated area for hanging coats, which can be separated from the main room to create a private entrance from the hallway. The room faces the front of the property, offering plenty of natural light through a large window. Additionally, the bedroom is conveniently served by an adjoining wet room.



En-suite - This superb, modern wet room features a luxurious, mains-fed, rainfall showerhead along with a separate handheld shower for added convenience. It also includes a stylish hand basin and W.C. The walls are fully tiled, and the space is finished with anti-slip flooring.

FIRST FLOOR

Bedroom 1 - The master bedroom, located at the rear of the property, offers countryside views over the fields. This spacious double room boasts ample built-in storage above the bed, along with fitted wardrobes, bedside tables, and a matching dressing table. Additionally, a convenient door provides direct access to the bathroom, enhancing the room's practicality and comfort.

Bathroom - A large bathroom featuring a bath with an overhead mains-fed shower, a WC, a hand basin and a heated towel rail. The walls and floor are tiled and a window allows an abundance of natural light to enter.

Bedroom 3 - Currently used as an office, this versatile room could easily serve as an additional bedroom. It features a built-in cupboard for added storage, and a window at the front of the property allows natural light to fill the space.

SECOND FLOOR

Bedroom 2 - This generous double bedroom, located on the second floor, features two Velux windows that provide dual aspect, elevated views and fill the room with an abundance of natural light. The space offers extensive built-in storage, including bedside tables, a desk, drawers, and shelving. Additionally, a built-in wardrobe provides convenient hanging space, while a large eaves cupboard offers extra storage potential.

En-suite - The en-suite shower room, accessible directly from the second-floor bedroom, is fully tiled and features a Velux window that brings in natural light. It includes a quadrant shower cubicle with an electric shower, a W.C, a hand basin, and a heated towel rail, offering both comfort and convenience.

Externally

This charming stone-faced property features a block-paved entrance with space to park a small vehicle in front and display potted plants, adding a welcoming touch. There's also room for a bench, perfect for enjoying your morning coffee while soaking up the sunshine. Additionally, the property benefits from a designated parking space located just across from the entrance in the nearby parking area. Through the patio door at the rear of the property, you'll discover a charming courtyard garden framed by a traditional stone wall, with views overlooking distant fields. The space offers room for a table, chairs, and potted plants, making it a perfect spot to sit down and watch the sunsets.



Useful Information

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

Water - Metered.

Internet - B4RN (Hyperfast broadband).

What3Words location - ///outlawing.scowls.toast



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Approximate total area⁽¹⁾

106.38 m²
1145.06 ft²

Reduced headroom

7.9 m²
85.08 ft²

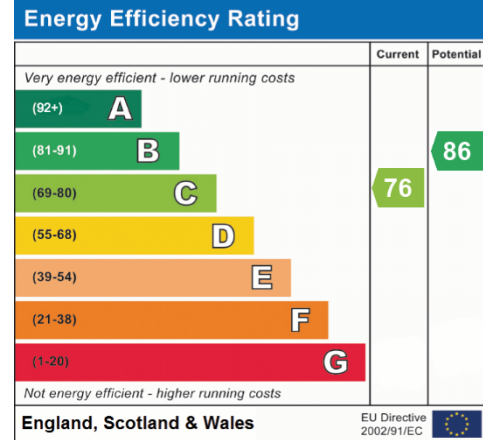
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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