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# Nook Cottage – Burton in Kendal







## Features

- An enchanting cottage bursting with original features with a modern twist
- Two bedrooms
- Spacious living accommodation
- Recently modernised and upgraded by the current vendors
- Parking for three vehicles
- Presented in immaculate condition throughout

An utterly delightful two-bedroom cottage, brimming with original features and exuding a cosy, homely atmosphere. Nestled within a low-maintenance garden that also offers space for three vehicles, this charming home is certain to appeal to a wide range of purchasers. The property boasts stunning high ceilings throughout, complemented by high-quality fixtures and fittings that add to its impressive appeal. The ground floor is packed full of character, with beautiful original wooden beams and exposed stone detailing, offering a glimpse into the home's

history. It offers a bright and practical hallway, a cosy yet spacious living room featuring a large log-burning stove, a well-equipped galley-style kitchen, a modern yet rustic dining room adjacent that could also be used as an office or another bedroom if required, and the family bathroom. The staircase, cleverly tucked away in the corner of the living room, leads up to the two bedrooms on the first floor. The current vendors have thoughtfully and lovingly made various upgrades throughout their time here to enhance the cottage's charm

and functionality. 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.





## FIRST FLOOR

**Entrance hall** - A bright and inviting entrance into the home, bathed in natural light and thoughtfully designed with a tiled floor and ample storage for shoes and coats. The exposed wooden beams and stunning stone detailing offer a charming preview of the quality and character that awaits throughout the home.

**Living room** - A cosy yet spacious room featuring a focal log-burning stove, perfect for the colder evenings. A deep under-stairs cupboard provides convenient storage space, and an alcove with a built-in cupboard beneath adds both character and functionality to this delightful space. The front-facing window, complete with a charming window seat, offers tranquil views of the private front garden.

**Kitchen** - A well-appointed galley style kitchen featuring cream gloss base and wall units complemented by sleek dark granite work surfaces. Integrated appliances include a washing machine, dishwasher, oven, and induction hob with an extractor hood above, along with space for a tall fridge freezer. A feature painted stone wall provides a striking backdrop at one end, while the wooden flooring adds warmth and charm. Natural light streams through the window, brightening this stylish and practical space.





Dining room - A couple of steps lead up from the hallway into this charming dining room, bathed in natural light emanating from the two Velux windows set within the striking vaulted ceiling, and the side-facing picture window. A central recessed gas fireplace adds a cosy and homely touch, while the room comfortably accommodates a dining table for six/ eight. The characterful wooden beams and exposed stone features enhance this modern room's warmth and rustic qualities. This room is versatile and could also be used as an office or as another bedroom if required.

Bathroom - A stunning, bright, monochrome-themed bathroom featuring a bath with a shower attachment above, a WC, and a sleek hand basin set within a vanity unit, perfect for storing toiletries. The space is enhanced by a heated towel rail, a stylish wooden floor, and tiled walls.

#### FIRST FLOOR

Bedroom 1 - A comfortable and bright double bedroom with front facing views over the front garden.

Bedroom 2 - A versatile second bedroom, perfect for use as a nursery, home office, or dressing room. There is a built-in cupboard providing storage space while housing the boiler, complemented by fitted shelving thoughtfully positioned in the adjacent alcove.

#### Externally

The cottage is nestled within a low-maintenance garden that provides parking for up to three vehicles, as well as a peaceful, south facing area to sit out and unwind. The area has been designed to be predominantly hardstanding and low maintenance, bordered by stone walling with a versatile gravelled border housing mature shrubs and trees that add both colour and interest all year round. The wood shed offers convenient storage.



#### Useful Information

House built - circa 1910.

Tenure - Freehold.

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

Heating - Gas central heating.

Drainage - Mains.

What3Words location - [///keyboard.cursing.plump](https://www.what3words.com/keyboard.cursing.plump)



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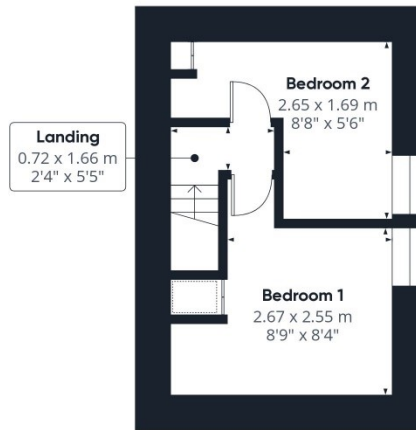




# Nook Cottage – Burton in Kendal



Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
59.16 m<sup>2</sup>  
636.79 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.

Calculations are based on RICS IPMS 3C standard.

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