



WATERHOUSE
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Local, Professional Property Services

2 Chester Terrace – Burton in Kendal





Features

- Offered with no onward chain
- Beautifully renovated Grade II listed cottage
- Open plan living/kitchen/dining room
- Two double bedrooms
- Located in the desirable village of Burton in Kendal
- Divorced garden and separate barn full of potential

A beautifully presented Grade II listed cottage, full of charm and character, and offered with no onward chain. Thoughtfully renovated throughout, this 2 bedroom home blends period features with contemporary design. The ground floor welcomes you with a cosy living room featuring exposed beams, a traditional window seat, and a bio-ethanol fuel-burning fire, perfect for relaxing evenings. This space flows effortlessly into the open-plan kitchen and dining area, which has been newly fitted with stylish navy cabinetry, wood-effect worktops, and a classic Belfast sink. With space for bar stools and a dining table, it's a sociable and functional room that's ideal for everyday living and entertaining. Upstairs, the landing provides a flexible space for a compact desk or study area, alongside a large eaves cupboard for storage. The

main bedroom is a generous double, filled with natural light from a sash window and enhanced by exposed beams. The second bedroom is also a good sized double with built-in storage and a charming cottage feel. The bathroom is beautifully finished with a walk-in mains-fed shower, separate bathtub, and modern tiling, creating a sleek yet comfortable space. Beneath the property and accessed via an external door, is a lower-ground cellar currently used as a utility area and for additional storage, ideal for keeping the main living areas clutter-free. Outside, the private garden is accessed through a courtyard and offers a tranquil spot to relax, with space for outdoor seating, potted plants, or shrubs. A lovely stone wall encloses one side, giving the garden a peaceful and secluded feel. The courtyard

leads to a barn belonging to the property, offering fantastic potential as a hobby room, workshop, or further storage space. This is a rare opportunity to own a character-filled and move-in-ready home in a charming location, with flexible outdoor space and bags of potential. 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 the recently renovated The Royal Oak pub, tennis courts, a bowling green, 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 - The living room offers a cosy atmosphere with a charming window seat, perfect for relaxing. A characterful door provides access to the front of the property. The room flows seamlessly into the adjacent kitchen and dining area, creating an open and connected space. Exposed beams add to the room's character, while a bio-ethanol fuel-burning fire provides warmth and a focal point.

Kitchen/ dining room - The kitchen/dining room boasts a newly installed navy kitchen with sleek base and wall units, paired with wood-effect worktops. A window offers a lovely view of the outside, and there is space here for bar stools creating a perfect breakfast nook. The room also provides ample space for a dining table. It is well-equipped with an undercounter fridge, washing machine, single oven with a built-in microwave, gas hob with extractor, and a charming Belfast sink.

FIRST FLOOR

Landing - There is space on the landing for a compact desk or for a study area, making it a useful and flexible spot. A generous storage cupboard in the eaves also provides ample room and houses the boiler discreetly.



Bedroom 1 - Bedroom One is a spacious double room situated at the front of the property. It features characterful exposed beams and a large sash window that allows plenty of natural light to fill the space, creating a bright and inviting atmosphere.

Bedroom 2 - Bedroom Two is a charming double located at the front of the property. It has a cosy cottage feel, enhanced by exposed ceiling beams. A built-in cupboard provides convenient clothes storage, with additional space for a chest of drawers or a dressing table.

Bathroom - The bathroom, located at the rear of the property, has a stylish and contemporary feel. It features a walk-in, mains-fed shower with striking brick-style tiling, a separate bathtub, WC, and a wash basin. A frosted glass window provides privacy while allowing natural light through, and a heated towel rail adds comfort. The space is finished with tile-effect flooring.

LOWER GROUND FLOOR

Cellar - Accessed via an external door beneath the kitchen, this versatile lower-level space serves well as a utility area with space for a tumble dryer. It also provides excellent additional storage options.

Externally - The delightful garden is accessed via a courtyard located at the rear of the property. This outdoor space offers ample room for a table and chairs, making it perfect for al fresco dining or relaxing outdoors. There is also space to pot plants or simply enjoy a variety of shrubs, adding greenery and a personal touch to the garden. A charming stone wall encloses one side, lending character and a sense of privacy to the area. The courtyard leads to a barn belonging to the property, offering additional storage or the potential for further use.

Barn - Accessed through a shared courtyard, the property features a barn with great potential. This space could easily be transformed into a cosy seating area with a log burner, perfect for summer evenings, or alternatively, it would make an ideal hobby room or workshop. Additionally, it offers ample room for storage, providing flexibility to suit a variety of needs.



Useful information

House built - 1700.

Tenure - Freehold.

Listed building- Grade II.

Council tax band - C (South Lakeland)

Heating - Gas central heating.

Drainage - Mains.

Flying freehold- Over 3 Chester Terrace living room.

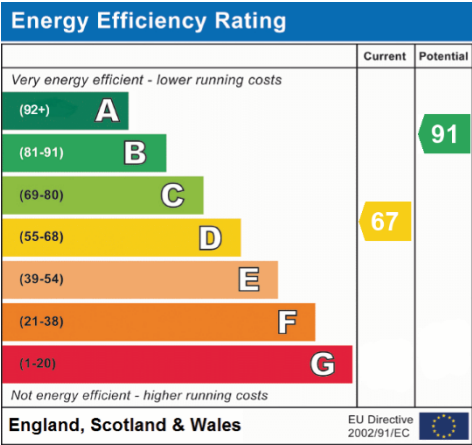
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