



## **Bluebell Cottage 38 High Street, LA6 3JP**

### **Price Guide £240,000**

Superbly presented 2 double bedroom end terrace property with off-road parking and garage, located in the sought after village of Burton in Lonsdale - ideal for the Lakes and Dales.

With an established track record as a holiday let with good reviews, the property will appeal to investors - contents are available for the ongoing operation, if required, and subject to negotiation. Equally suitable as a permanent home, Bluebell Cottage is ready to move into.

As well as off-road parking, the current owners have purchased a separate garage to the rear, and this is now included with the property. Available with no chain, viewing is advised.

## Bluebell Cottage

On the ground floor, the light and airy accommodation briefly comprises: entrance hall with stairs rising to the first floor; comfortable sitting room with log burning stove and large storage cupboard, open to the good-sized kitchen/diner.

The first floor landing provides access to the 2 generous double bedrooms and contemporary style house bathroom. Bedroom 1 has a good-sized en-suite shower room, previously a small bedroom. Potential to extend into the loft with relevant permission.

Outside, the property has low-maintenance gardens to the front and rear with patio seating area and parking bay. The garage is located to the rear and has power.

## Burton In Lonsdale Location

Burton In Lonsdale has a popular community run grocery store and Post Office and a number of clubs and societies. There is an excellent recreation ground with outdoor gym, playground, sports pavilion and all weather pitch. The village has its own newsletter, public house and a series of events organised each year.

Nearby Bentham and Kirkby Lonsdale have GP surgeries. The village is in the catchment area for excellent secondary education, with a school bus service to QES, Kirkby Lonsdale and Settle College. Bentham and Leck Primary Schools are both around a 10 minute drive. The market town of Kirkby Lonsdale is close by, providing great places to shop and eat.

Trains on the Lancaster/Leeds line can be caught at Bentham. Skipton and Kendal are accessible via the A65 and Lancaster and the M6 can be reached within 30 minutes. The stunning Yorkshire Dales National Park can be easily accessed, providing great opportunities for hikers, cyclists and cavers. The village enjoys great views of Ingleborough and is also well-located for day trips to Morecambe Bay, the Lake District and Forest of Bowland.

## Property Information

Tenure: Freehold. Council Tax Band B. All mains services with electric radiators. Full

UPVC double glazing throughout.

The holiday let has operated since 2015 through Cottages.com offering week lets only. There is an opportunity to increase revenue by providing short lets. With good reviews and being well located for days out in the Dales and Lakes, this is an ideal turnkey opportunity for buyers seeking a holiday let investment. Furniture, fixtures and fittings are available, subject to negotiation.

Note on address: Historically the property was named White Sands. Bluebell Cottage has been the holiday let trading name.

## Hall



Entrance hall with external door and windows to the front aspect. Stairs rising to first floor. Exposed floorboards. Radiator. Access to:

## Sitting Room 15'1" x 12'1" (4.61m x 3.69m)



Good-sized sitting room with window to the front aspect and feature fireplace housing log burning stove. Large under stair storage cupboard with plumbing for washing machine

and space for dryer. Exposed floorboards. Radiator. Open to:

**Kitchen/Diner 9'5" x 15'7" (2.87m x 4.75m)**

Generous kitchen/diner. Exposed floorboards. Radiator.

**Kitchen Area**



Door and window to the rear aspect. Range of base mounted units with complimentary worktops. Stainless steel sink and drainer. Integral cooker and hob. Integrated slim line dishwasher. Space for fridge freezer. Cupboard housing consumer unit.

**Dining Area**

Dining area with window to the rear aspect. Space for family dining table.

**Landing**



First floor landing with window to the side aspect. Loft access. Exposed floorboards. Access to bedrooms and house bathroom.

**Bedroom 1 12'4" x 7'11" (3.77m x 2.41m)**



Double master bedroom with window to the front aspect. Exposed floorboards. Radiator. Access to:

**En-suite 9'2" x 7'4" (2.79m x 2.24m)**



Previous Bed 3, now en-suite with window to the front aspect. Large shower. Wash hand basin. WC. Extractor. Airing cupboard housing hot water cylinder. Exposed floorboards. Heated towel rail.

**Bedroom 2 12'6" x 9'11" (3.82m x 3.02m)**



Another good-sized double bedroom - currently configured as a twin - with window to the rear aspect and countryside views. Exposed floorboards. Radiator.

**Bathroom 9'7" x 5'4" (2.92m x 1.63m)**



Contemporary style house bathroom with window to the rear aspect. P-shaped bath with screen, and shower over. Wash hand basin. WC. Extractor. Exposed floorboards. Heated towel rail.

**Outside**



Low maintenance gardens to front and rear aspects.

**Rear**

Pleasant rear garden with patio seating area and parking bay.

**Garage**



Garage located in row to rear of property. Power connection from house.

**Agent Notes**

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

**OFFER PROCEDURE**

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding

as part of our offer handling procedure

#### FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

#### MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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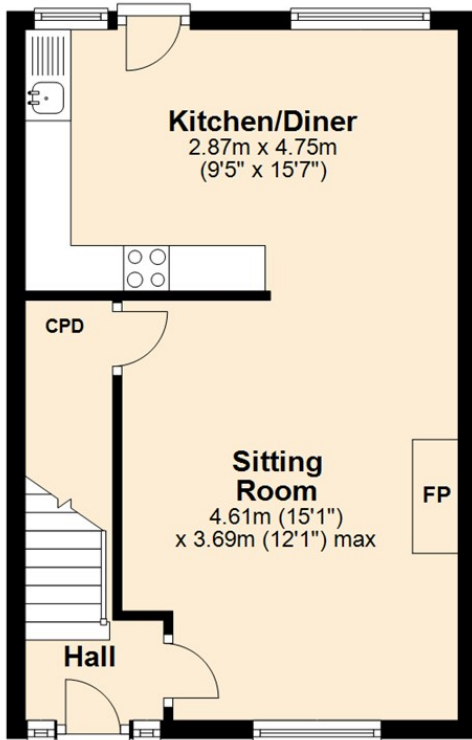
#### FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan

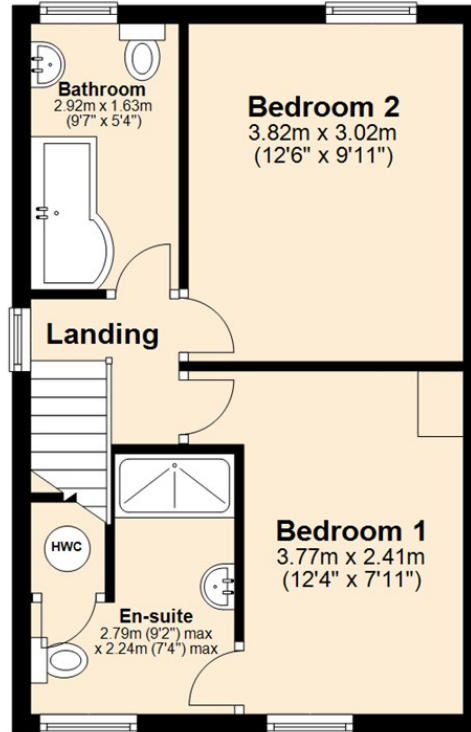
### Ground Floor

Approx. 36.0 sq. metres (387.6 sq. feet)



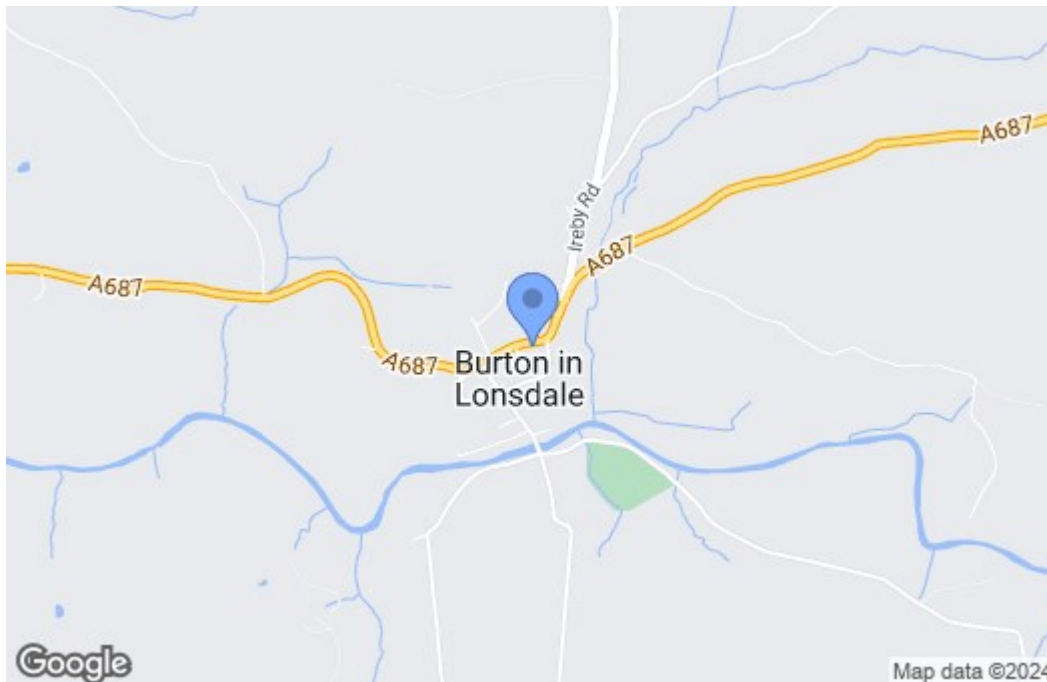
### First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 72.2 sq. metres (777.7 sq. feet)  
**38 High Street, Burton in Lonsdale**

## Area Map



## Energy Efficiency Graph

