

Character Cottage For Sale

**Church View Cottage,
Burneside Road, Burneside,
Nr Kendal, Cumbria LA9 6QT**

**Edwin
Thompson**



- A light and airy one-bedroom cottage with street parking, lending itself to a range of uses including; principal home, second home and holiday let, subject to any required approvals.
- The cottage has undergone internal refurbishment in 2023 and presents to a modern specification.
- Situated in the South Lakeland village of Burneside, around 2 miles north of Kendal and less than 1 mile to the Lake District National Park, with nearby amenities and excellent transport links.

Guide Price – £115,000

Ref E1083G

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LOCATION

Church View Cottage is situated centrally within the South Lakeland village of Burneside, in South Cumbria, lying around two miles north of Kendal and less than one mile from the boundaries of the Lake District National Park.

Burneside is an attractive village developed around the River Kent with good local facilities including a primary school, church, public house/restaurant, village shop as well as cricket and football grounds. The local economy is based around the James Cropper Plc Papermill which was founded in the mid-1800s and employs around 550 people including many local residents. The village is well situated being adjacent to the A591 which provides direct access to Junction 36 of the M6, around 7 miles away and into the Lake District National Park, to Staveley around 3 miles away and Windermere around 7 miles to the northwest.

There is a local train station on the Kendal – Windermere line which travels through Oxenholme Station picking up connections on the West Coast Railway Line with direct trains to Manchester, Birmingham, London and Glasgow.

Nearby, Kendal provides a lively town centre with good retail and leisure facilities including a number of supermarkets, two shopping centres, Marks & Spencer's and Booths.

Church View Cottage is situated on the main road running through the village close to the Jolly Anglers Inn and St. Oswald's Church.

DESCRIPTION

The property comprises a two storey stone and slate, one bedroom cottage, rendered externally with Upvc double glazed windows. The cottage offers spacious and bright accommodation comprising entrance lobby, hallway, an open plan kitchen and living room, one double bedroom and bathroom, having undergone internal refurbishment in recent years.

Ground Floor

Entrance lobby/ boiler/ cloak area and hallway

Kitchen/Lounge (3.76m x 3.95m max)

The kitchen comprises of modern cream wall and base units, with part tiled, part

painted walls, and wood effect vinyl flooring. Within the marble style worktops, there is an electric hob with extractor unit over, wall mounted oven, sink and drainer, plumbing for washing machine and under stairs storage.

A naturally well-lit lounge provides carpeted flooring, plaster painted walls and ceiling, two recessed Upvc double glazed windows, decorative fireplace and wall mounted radiator.

Carpeted stairs lead up to the first floor with textured wallpapered walls, timber handrail and Upvc window. Loft hatch access above landing.

First Floor

Bedroom (3.06m x 3.92m)

A large double bedroom with neutral carpeted flooring, wall mounted radiator, plaster painted walls and recessed Upvc window.

Bathroom (2.57m x 4.96m max)

A contemporary well-proportioned bathroom, with part tiled and part plaster painted walls, bath with stepped access with wall mounted mains shower unit over, wash hand basin, WC, heated chrome towel ladder radiator, vinyl flooring and Upvc window.

Externally

An enclosed front yard/pathway with a metal pedestrian gate and raised flowerbed, set back from the pavement.

COUNCIL TAX

Church View Cottage is assessed for Council Tax purposes within Band A with a current annual payment for 2025/2026 of £1,586.63.

TENURE

It has been advised that the land and property is owned freehold and will be sold with vacant possession.

WHAT 3 WORDS

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Berwick upon Tweed
Carlisle
Galashiels
Kewick
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Windermere

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Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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5. These particulars were prepared in May 2025.

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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been produced for the premises and is available to download from the Edwin Thompson website. The current EPC rating is E (48).

PRICE

The freehold interest with vacant possession is available at a guide price of £115,000.

Please note the vendor is not obliged to accept the highest or any offer, subject to contract.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of any sale contract and documentation together with any VAT thereon.

VIEWING

The property is available to view strictly by prior appointment with the Windermere Office of Edwin Thompson LLP. Contact:

Amy Wilkin – a.wilkin@edwin-thompson.co.uk

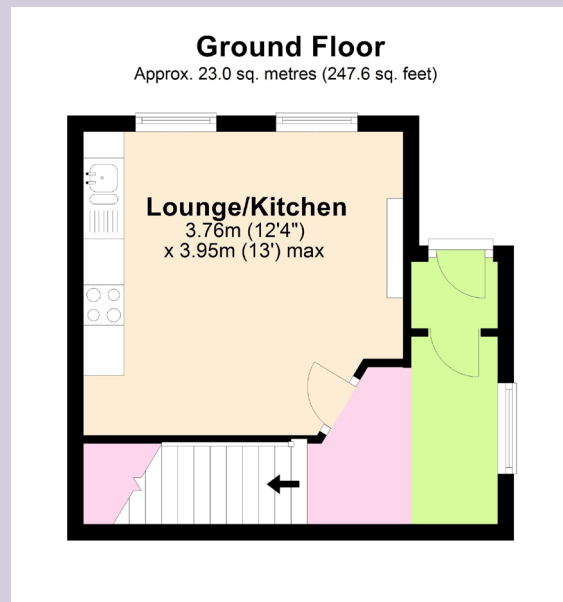
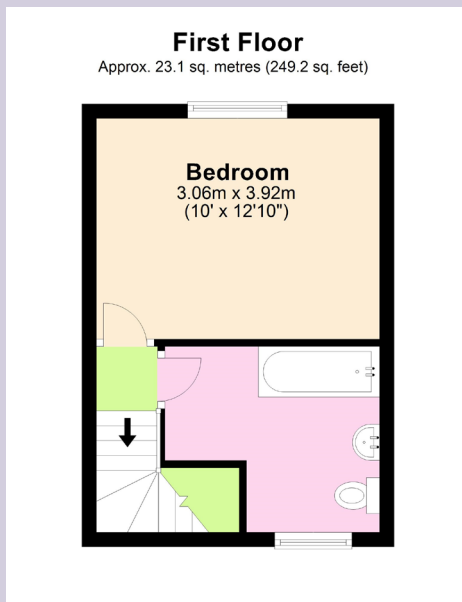
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



PHOTOGRAPHS TAKEN IN JULY 2024



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