



Burneside

£800,000

Little Whitefoot, Burneside, Kendal, LA9 6RB

Little Whitefoot is a charming four bedroom detached cottage nestled in a picturesque location on the edge of Burneside village. The property has been thoughtfully extended in the past to provide ample living space, featuring a large family kitchen with a utility area and a modern shower room. Also found on the ground floor is the living room and a separate snug area. Upstairs, you will find, a spacious main bedroom suite, with an en-suite shower room and walk-in wardrobe, three other bedrooms and a family bathroom.

Originally part of a private estate built in 1939, Little Whitefoot was converted into single dwellings in 1949, retaining its historical charm while offering modern day comforts. The cottage is surrounded by open countryside, offering stunning views of Potter Fell and The Howgills. The private gardens are beautifully landscaped with well-established planted beds, shrubs, trees and enclosed by a fence. A sweeping driveway provides ample parking for several vehicles.

Quick Overview

- Detached Cottage
- Peaceful & Idyllic Location
- Modern Family Dining Kitchen
- Cosy Living Room & Snug
- Utility Room & Downstairs Shower Room
- Main Bedroom Includes En-Suite Shower Room & Dressing Room
- Four Bedrooms
- Spacious Family Bathroom
- Ample Off-Road Parking
- Beautiful Landscaped Gardens & Stunning Views



4



3



2



E



Superfast Available



Ample Off-Road Parking

Property Reference: K6891



Entrance Hall



Snug



Living Room

Property Overview: Nestled on the outskirts of the popular village of Burneside, this cottage enjoys a scenic and tranquil setting. Burneside is a quaint rural village in South Lakeland, Cumbria that lies north of Kendal and southeast of Staveley along the River Kent. It is a short drive from popular tourist destinations such as Bowness, Windermere, and the beautiful Lake District. Just 3 miles away, Kendal offers numerous amenities, including a vibrant high street, retail park, restaurants, and various bars and cafes. The village train station connects to Oxenholme, four miles away, which is on the West Coast main line, providing travel to London in 2 and a half hours and direct links to Manchester Airport and many more stops! For drivers, Junction 36 of the M6 is under a 15-minute drive away. There is a good primary school in the village and secondary schools are available in the Windermere, Kendal, Sedbergh, and Lancaster.

Upon arriving at this idyllic cottage, the first impression is one of awe at the stunning gardens and breathtaking views. The journey up the sweeping driveway leads to stone-built steps, finished with Lakeland slate, that guide you to the welcoming entrance hall. This space, with attractive oak-effect flooring and exposed stone walls, provides ample room for taking off everyday coats, boots and shoes.

Inside, the open-plan living room and snug area offers a warm and inviting atmosphere, with stairs leading to the first floor. The spacious living room, illuminated by natural light from its triple aspect windows, features a wood-burning stove and a built-in log store set into the central chimney, creating a cosy focal point for the family to enjoy in those cooler months.

The living room seamlessly flows into a large family kitchen with a dining area that accommodates a sizeable set of dining table and chairs. Patio doors open to a small lawned area, perfect for morning coffee while enjoying views of the River Kent and the distant Howgill fells.

The family dining kitchen is elegantly finished with high-gloss wall, base and drawer units complemented by granite countertops with inset sink with a half bowl. It boasts modern Gaggenau integrated appliances, including a large double wine fridge, ice machine, plate warmer, induction hob with extractor fan, large oven, small oven, microwave grill, and fridge freezer. The central island, with its attractive granite worktop and additional storage, completes this stunning kitchen. Adjacent to the kitchen is the utility room, featuring fitted base units and a large window overlooking the entrance steps. This room also provides rear access to the property. A practical shower room with stylish tiled walls is accessible from the utility room.

Heading back to the living room, the stairs lead to a spacious landing with access to the partially boarded loft space over the main house. The main suite is a large, light-filled room with multiple windows, including two with dual aspects. It features a walk-in wardrobe with eaves storage and a Velux window as well as a modern en-suite with a spacious tiled walk-in double shower with a rainfall head, wash hand basin and W.C.

Bedrooms two and three are both doubles with pleasant views to the front and rear. Bedroom four is a good-sized single room, currently used as a home office.

The large family bathroom includes a W.C, wash hand basin, and panel bath with electric shower over, with attractive oak-effect flooring and a view to the rear.



Family Kitchen



Family Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Family Bathroom

Outside, the property is surrounded by rolling open countryside, featuring a private, sunny lawn to the side. This tranquil haven is perfect for enjoying stunning fell views. The large sweeping driveway is partly enclosed by the original garden wall. An old Victorian greenhouse, equipped with electricity and water, offers potential for further development (subject to planning constraints). The current owner has enhanced the garden with vibrant flower beds, shrubs, and trees. Additionally, there is a timber storage area with space for logs and a concealed oil tank.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Snug Area

11' 10" x 8' 2" (3.61m x 2.51m)

Living Room

16' 11" x 16' 11" (5.18m x 5.18m)

Large Family Dining Kitchen

20' 6" x 17' 1" (6.27m x 5.23m)

Utility Room

13' 6" x 8' 7" (4.14m x 2.64m)

Shower Room

First Floor:

Landing

Bedroom One

17' 1" x 14' 6" (5.21m x 4.42m)

En-Suite Shower Room

Walk-in Wardrobe

Bedroom Two

15' 5" x 9' 10" (4.70m x 3.00m)

Bedroom Three

12' 5" x 9' 10" (3.81m x 3.00m)

Bedroom Four

8' 9" x 6' 9" (2.69m x 2.06m)

Family Bathroom

Victorian Greenhouse/Garden Store

25' 3" x 9' 0" (7.70m x 2.76m)

Parking: Large sweeping driveway provides off-road parking for several vehicles.

Services: Mains electricity, oil central heating, mains water and private septic tank.

Council Tax: Westmorland & Furness Council - Band G

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our

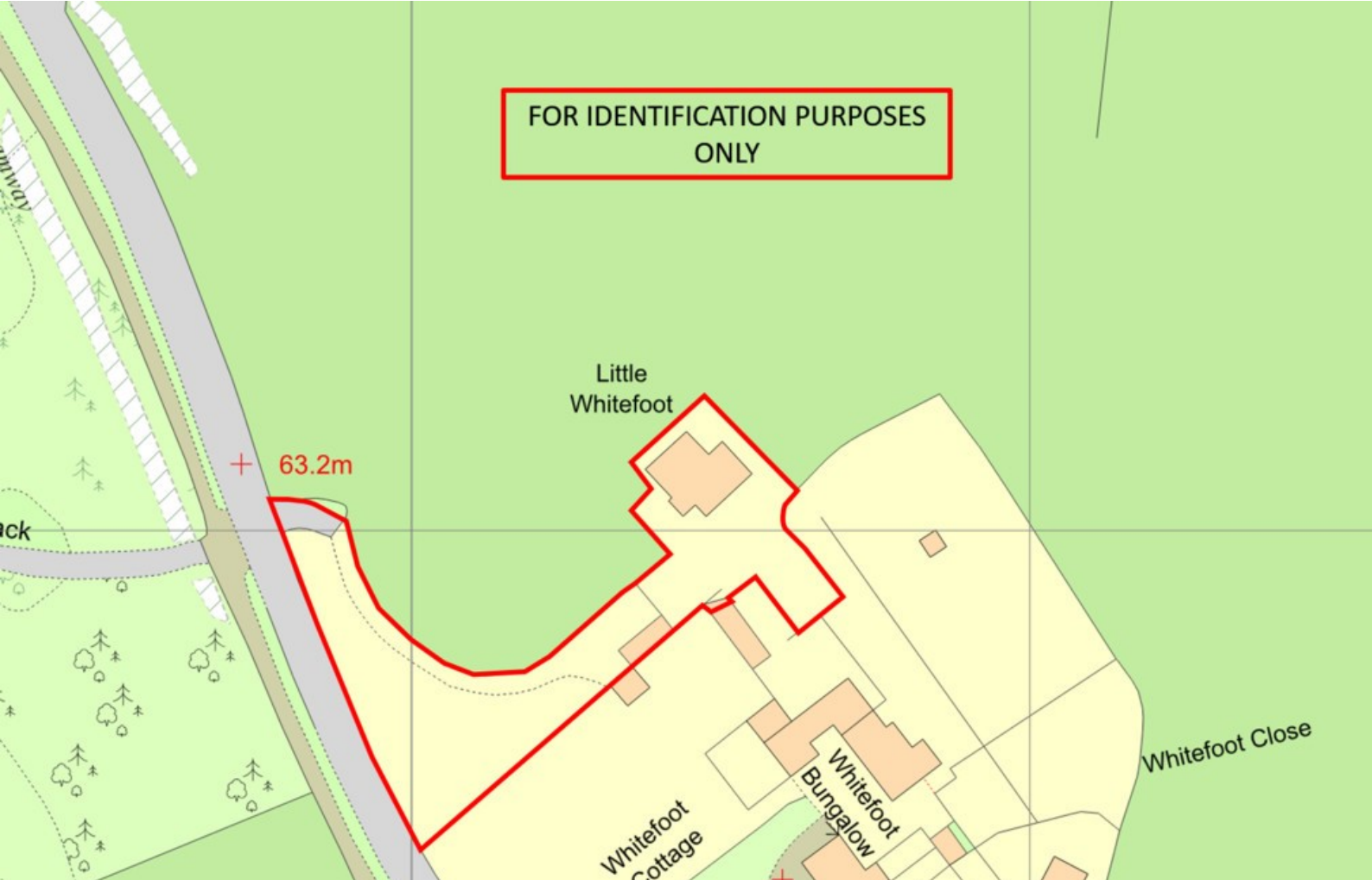


Bedroom One



En-Suite Shower Room

FOR IDENTIFICATION PURPOSES
ONLY



OS MAP



Rear Gardens



Gardens

offices.

What3Words Location & Directions: [///slap.zinc.minority](https://www.what3words.com/#!/slap.zinc.minority)

From the centre of Kendal, turn onto Strickland Gate, then right onto Burneside Road. Continue for two miles, passing St Oswald's School and Burneside train station on your left. Turn right onto Little Whitefoot's driveway, marked by our "For Sale" sign. Follow the sweeping drive to reach Little Whitefoot cottage.

Agents Note: Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Burneside, Kendal, LA9

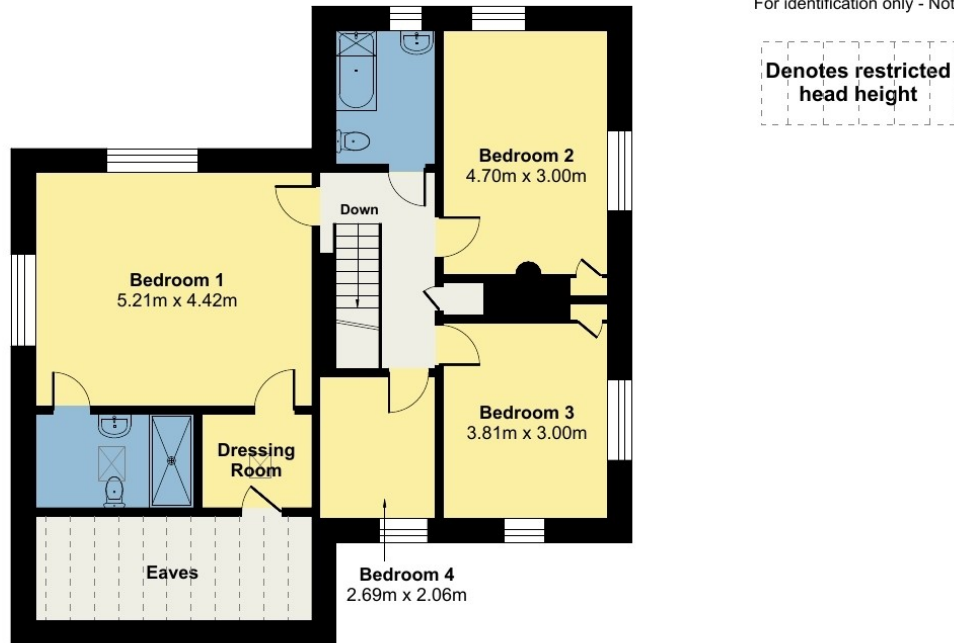
Approximate Area = 2023 sq ft / 187.9 sq m (excludes store)

Limited Use Area(s) = 121 sq ft / 11.2 sq m

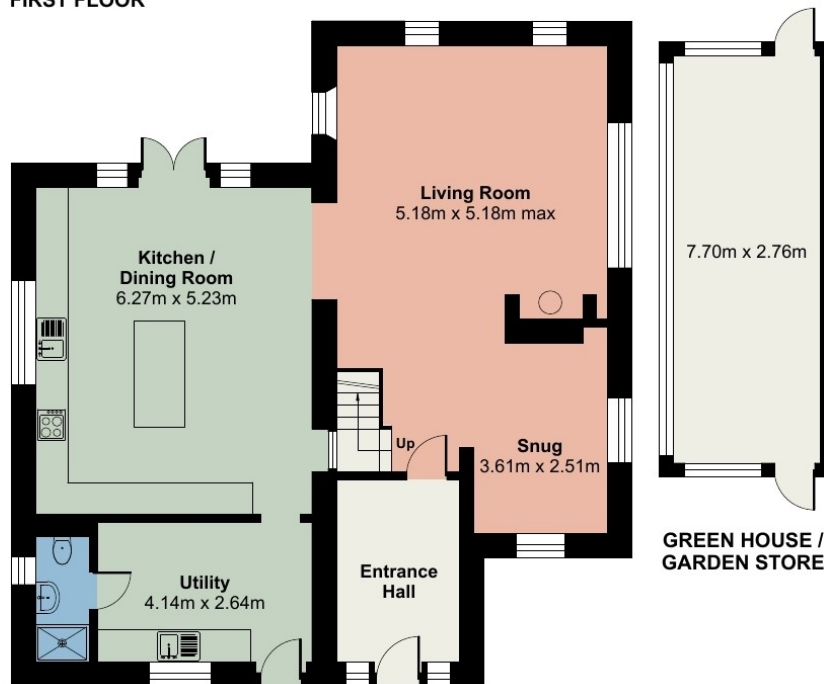
Outbuilding = 232 sq ft / 21.5 sq m

Total = 2376 sq ft / 220.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1167401

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