



## Burrow

£595,000

### Burrow Cottage , Burrow, Carnforth, LA6 2RJ

A wonderful grade II listed character home within the sought after village of Burrow, within the heart of the Lune Valley surrounding by unspoilt countryside. Right on your doorstep is the cracking pub, The Highwayman as well as easily accessible footpaths for you and any four legged friends. Being approximately 3 miles from Kirkby Lonsdale, the town itself boasts a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities here.

Boasting generous living spaces throughout with a farmhouse style kitchen, utility, two reception rooms, and an orangery to the ground floor, the home enjoys two double bedrooms and a principal suite, along with a family shower room to the first floor. Two studies also provide additional living space, ideal for those who work from home or as an additional guest or games room on the second floor.

All in all, Burrow Cottage creates the perfect example of a beautifully presented family home for those seeking country living, where off road parking and the delightfully presented rear garden complete the picture.

### Quick Overview

Wonderful Grade II Listed Semi-Detached Home  
Three Bedrooms & Two Bathrooms  
Peaceful Village Location within a Conservation Area  
Immaculately Presented Throughout  
Generous Living Spaces  
Farmhouse Style Kitchen  
Period Charm Expressed Throughout  
Off Road Parking  
Delightfully Presented Gardens  
Ultrafast 300-1000Mbps Broadband Available

Property Reference: KL3544



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3



E



Ultrafast  
Broadband\*



Off Road  
Parking





Entrance Hall



Kitchen



Sitting Room



Drawing Room

## Property Overview

Step through the door into the porch area, with a handy cloaks cupboard and ample space for storing shoes. Firstly, you are welcomed into the family breakfast kitchen; boasting farmhouse style wall and base units with complementary work tops, a ceramic sink and space for a dining table, this space is ideal for enjoying meals with family and friends. An island unit with an AEG induction hob takes central position, and the integrated appliances include an AEG dishwasher, Neff oven and microwave and an AGA completing the country style feel.

The ground floor also boasts the magnificent drawing room, boasting Georgian features with the large floor to ceiling window overlooking the garden enjoying views to the Lune Valley beyond, and a feature wood burning stove ideal for those cooler evenings. For those who work from home, a study adjoins, also enjoying uninterrupted views over the garden to the rear. The sitting room provides a separate living space, with two electric fires creating a modern feel, with access into the utility room. The utility comprises wall and base units with a sink and drainer, as well as a washing machine and drier.

Double doors open into the orangery; a real sun trap with French doors into the garden, creating a seamless blend outside and offering an additional space to sit and enjoy a good book, or to entertain friends and family all year round.

The inner hall provides an additional storage cupboard, with a trap door opening into the wine cellar. Follow the curved staircase to the first floor, where you will find two of the double bedrooms, each enjoying space for additional furniture whilst bedroom three benefits from built in wardrobes. The main shower room comprises walk in shower, W.C, wall hung sink and heated towel radiator.

A small flight of stairs welcomes you to the principal suite, a spectacular space with coving to ceiling and dual floor to ceiling windows. Built in wardrobes take full advantage of the space, with a feature fireplace. The en suite completes the picture, comprising a roll top bath with a hand held attachment, pedestal sink, W.C. and towel radiator. A window overlooks the garden to the rear, and complementary part tiled wall and floor to finish.

An enclosed flight of stairs lead to the second floor, providing an ideal opportunity as a second study, games room or additional guest accommodation with Velux windows and traditional beams and trusses. A built in cupboard provides additional hanging space for clothes and storage.

Completing the picture is the beautifully maintained, well-stocked garden that has been lovingly developed by the current owner can be found to the rear of the home.





Kitchen



Drawing Room





Bedroom Two



Bedroom Three



Bedroom Four/Study



Shower Room

Boasting an array of planted borders and flowers to complement the generous lawn, whilst a gravel path weaves down the middle with a patio area for outdoor seating. Enclosed for privacy, the garden creates a serene setting with views over the fields, providing a great extension to the internal living and offers a great space for hosting friends and family in the summer months. At the bottom of the garden there is also a brook, ideal for those who enjoy wildlife. A garden shed also offers ideal storage for gardening essentials, and a gate leads onto the driveway.

#### Accommodation (with approximate dimensions)

**Kitchen** 18' 2" x 18' 1" (5.54m x 5.51m)

**Drawing Room** 28' 6" x 17' 0" (8.69m x 5.18m)

**Study** 8' 0" x 7' 3" (2.44m x 2.21m)

**Sitting Room** 28' 0" x 11' 8" (8.53m x 3.56m)

**Orangery** 11' 6" x 7' 2" (3.51m x 2.18m)

#### First Floor

**Bedroom One** 22' 6" x 18' 1" (6.86m x 5.51m)

**Bedroom Two** 14' 3" x 7' 7" (4.34m x 2.31m)

**Bedroom Three** 10' 10" x 9' 10" (3.3m x 3m)

#### Second Floor

**Bedroom Four/Study** 13' 9" x 11' 8" (4.19m x 3.56m)

#### Parking

A tarmac driveway provides ample off road parking, alongside a car port and log store.

#### Services

Mains water and electricity. Oil fired heating. Private drainage. 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.

#### Council Tax

Lancaster City Council. Band F.

#### Tenure

Freehold. Vacant possession upon completion.

#### Energy Performance Certificate

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

#### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

#### What3Words Location & Directions

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Principal Bedroom



En Suite





Rear Aspect



Garden



Garden

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## Meet the Team

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## Burrow, Carnforth



Total floor area 261.4 m<sup>2</sup> (2,814 sq.ft.) approx  
Restricted height 3.8 m<sup>2</sup> (41 sq.ft.)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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