



Burton In Lonsdale

£250,000

11 Burton Hill, Burton In Lonsdale, Carnforth, LA6 3LQ

Located in the picturesque village of Burton-in-Lonsdale-on the edge of the Yorkshire Dales National Park and within easy reach of the market towns of Kirkby Lonsdale and Ingletton. 11 Burton Hill is a well-presented two-bedroom true bungalow offering a great balance of rural peace and everyday convenience. Set in an elevated position with pleasant views, this well-maintained home features a carefully arranged layout with generous proportions and plenty of natural light throughout.

Quick Overview

- True Bungalow in a Peaceful Village setting
- Two Bedrooms & One Bathroom
- Elevated Position with Pleasant Views
- Private Driveway Providing Off-Road Parking
- Enclosed Rear Garden
- Ideal for Downsizers, Retirees, or Those Seeking Single-Level Living
- Easy Access to the Yorkshire Dales and Nearby Market Towns
- Scope to Personalise
- No Onward Chain
- Ultrafast Broadband Available*



2



1



1



D



Ultrafast
Broadband



Garage &
Parking

Property Reference: KL3632



Living Room



Kitchen



Utility



Garden

A few steps lead from the driveway to a practical entrance porch, ideal for coats and shoes. The living room is warm and welcoming, centred around a gas fireplace and enjoying a bright front-facing aspect.

The kitchen is located at the front of the property, with a pleasant garden outlook. It includes a range of wall and base units, a stainless steel sink, oven, dishwasher and four-ring gas hob. Just off the kitchen, a rear porch currently serves as a useful utility area with a washing machine and tumble dryer included in the sale.

The inner hallway provides access to the loft, where the boiler is located and includes built-in storage. Both double bedrooms enjoy a quiet rear aspect, with the main bedroom benefiting from fitted wardrobes. The three-piece bathroom comprises a bath, WC, and basin, offering functionality with potential for updating if desired.

Outside, the front garden is laid to lawn, while the private driveway provides parking and leads to a detached garage with an electric door. To the rear, the enclosed garden features a lawn and patio area, with a raised section ideal for seating or a hot tub-perfect for making the most of the peaceful setting.

This well-cared-for bungalow offers the opportunity to enjoy village life in a scenic and friendly location, with good transport links, countryside walks, and local amenities all nearby. Whether you're looking to downsize, retire, or enjoy single-storey living, 11 Burton Hill is well worth viewing.

Accommodation with approximate dimensions:

Living Room 16' 2" x 10' 11" (4.93m x 3.33m)

Kitchen 9' 9" x 9' 0" (2.97m x 2.74m)

Utility 8' 1" x 4' 9" (2.46m x 1.45m)

Bedroom One 10' 10" x 10' 5" (3.3m x 3.18m)

Bedroom Two 10' 5" x 9' 8" (3.18m x 2.95m)

Property Information

Garage

15' 8" x 9' 10" (4.78m x 3m)

Single garage with electric door, light and power.

Parking

Off Road Parking.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Craven District Council - Band C

Services

Mains water, gas, electricity, drainage. Gas Central Heating.

Energy Performance Certificate

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

What3words

///crisis.dish.unsightly

Viewings

Strictly by appointment with Hackney & Leigh.

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).



Bedroom One



Bedroom Two



Bathroom



Rear Aspect

Burton Hill, Burton In Lonsdale, Carnforth, LA6

Approximate Area = 646 sq ft / 60 sq m (excludes stores)

Garage = 154 sq ft / 14.3 sq m

Total = 800 sq ft / 74.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1284480

A thought from the owners...The front garden has the sun all day. Lovely place to sit and see locals walking to the river with their dogs. Lovely neighbourhood and very friendly. I have lived her for over 30 years and loved ever moment of it.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/05/2025.

Request a Viewing Online or Call 015242 72111