



Burton-in-Kendal

£525,000

Little Orchard, 4 Thornleigh Drive, Burton-in-Kendal, Carnforth, LA6 1NQ

Nestled in a peaceful, secluded setting on a generous plot, this beautifully presented 3-bedroom detached property offers space, comfort, and privacy in equal measure.

Spacious and light-filled, the two principal rooms have views across the lawns and landscaped gardens, with the delightful sun-room opening onto a south-facing patio – perfect for relaxing and entertaining.

Also on the ground floor, the superb principal bedroom features an en-suite bathroom, with two further bedrooms upstairs, perfect for those seeking versatile single-level living, or a forever family home.

With a garage, ample driveway parking, and a desirable no-through road location, Little Orchard offers a rare sense of peace and space—all within strolling distance of Burton in Kendal, with its thriving village community, excellent transport links and access to outstanding schools.

Quick Overview

Detached three bedroom bungalow

Set on a superb, generously sized plot

Principal bedroom with en-suite

Two Reception Rooms

Located in a secluded and peaceful location

Perfect for retirees or families

Parking and Garage

Beautiful mature gardens

No onward chain

Rare opportunity in a sought-after village setting

Ultrafast 1000Mbps Available*



3



3



2



C



Ultrafast
Broadband*



Garage and
Parking

Property Reference: C2514



Entrance Hallway



Kitchen



Living / Dining Room



Bedroom One

Little Orchard is a delightful property on a generous plot surrounded by garden on all sides. It offers flexible light-filled accommodation over two floors, perfectly suited to families and retirees who thrive on indoor/outdoor living.

To the front of the property is a driveway with ample parking for up to three cars. A few steps lead to the glazed front door, opening into a bright and welcoming entrance hall. To the right, you'll find a cloakroom with wash basin and WC.

The kitchen overlooks the rear gardens and is fitted with a range of wall and base units, complementary work surfaces, and tiled surrounds. Integrated appliances include a Bosch oven and grill, combi oven and microwave, and four-ring gas hob, with space for integrated dishwasher and undercounter fridge. A door leads to a terracotta-tiled passage with access to the utility/laundry room, attached garage, and back door leading to a gravelled kitchen garden area.

The kitchen leads to the impressive living/dining room-a spacious light-filled area that enjoys fabulous multi-aspect views across the garden. With ample space for armchairs, sofas and feature furniture the room is ideal for both entertaining and relaxation. A slate fire surround and gas fire creates a cosy focal point perfect for chilly winter evenings.

Leading off this room, through floor-to-ceiling glazed French doors is the sun-room, aptly named for its south-facing aspect. Picture windows with views across the lawns offer a garden-view sanctuary with a delightful connection to the outdoors. Sliding doors open onto a paved L-shaped patio area with room for outdoor furniture and access to both lawns.

Also on the ground floor is the principal bedroom, with built-in storage and a good-sized en-suite bathroom with bath/shower, basin and WC -a generously-proportioned haven that could easily be reimagined as a parents' suite with adjoining nursery or child's bedroom.

Upstairs, there are two further bedrooms. Bedroom two is a double with a spacious under-eaves wardrobe space, and there is also a shower room with wash basin and WC.

Outside, Little Orchard truly shines. The property is situated on a generous plot, with sweeping lawns, well-established borders laid mainly to flowering shrubs, raised vegetable beds, a pergola, and a stunning wisteria, all thoughtfully designed for low-maintenance and maximum enjoyment. The grounds offer a peaceful and private setting and present excellent potential for future extension or plot development (subject to the necessary planning permissions).

A rare opportunity to own a special home in an exceptional setting.



Living / Dining Room



Sun Room



Bedroom One En-Suite



Bedroom Two



Gardens



Rear Aspect

Request a Viewing Online or Call 01524 737727

Accommodation (with approximate dimensions)

Kitchen 14' 0" x 11' 10" (4.27m x 3.61m)

Living / Dining Room 24' 9" x 12' 0" (7.54m x 3.66m)

Sun Room 12' 11" x 11' 9" (3.94m x 3.58m)

Utility Room 5' 10" x 5' 1" (1.78m x 1.55m)

Bedroom One 15' 11" x 14' 10" (4.85m x 4.52m)

Bedroom Two 13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom Three 10' 10" x 7' 3" (3.3m x 2.21m)

Garage 18' 7" x 9' 11" (5.66m x 3.02m)

Property Information

An insurance claim was made around three years ago for cracking on the south side of the garage, caused by nearby tree roots drying the soil. The trees were removed and remedial works completed.

Tenure Freehold (Vacant possession upon completion).

Council Tax Band F - Westmorland & Furness Council

Services Mains gas, water and electricity.

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

Directions From Hackney & Leigh office in Carnforth head north on the A6 and travel straight across at the first two roundabouts you come to. At the third take the 2nd exit towards Burton in Kendal. On entering the village take the first right onto Dalton Lane then first left onto Thornleigh Drive with Little Orchard further along on the righthand side.

What3Words ///octopus.grasp.insert

Anti-Money Laundering Regulations 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



Little Orchard, 4 Thornleigh Drive



Drone



Ordnance Survey 01222116

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week
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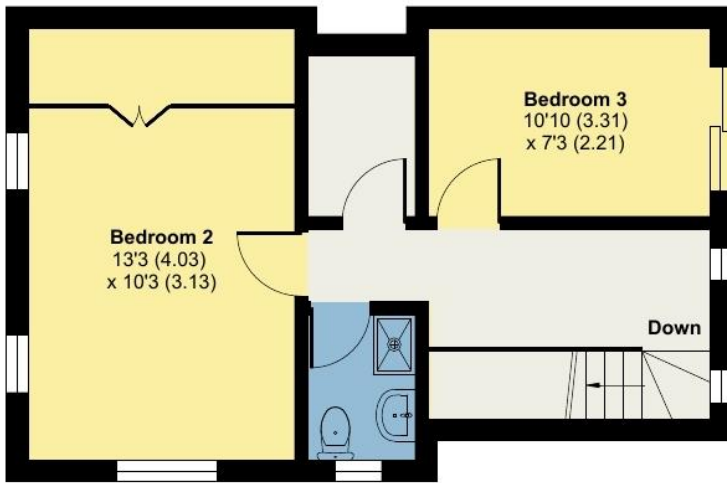
Thornleigh Drive, Burton, Carnforth, LA6

Approximate Area = 1577 sq ft / 146.5 sq m

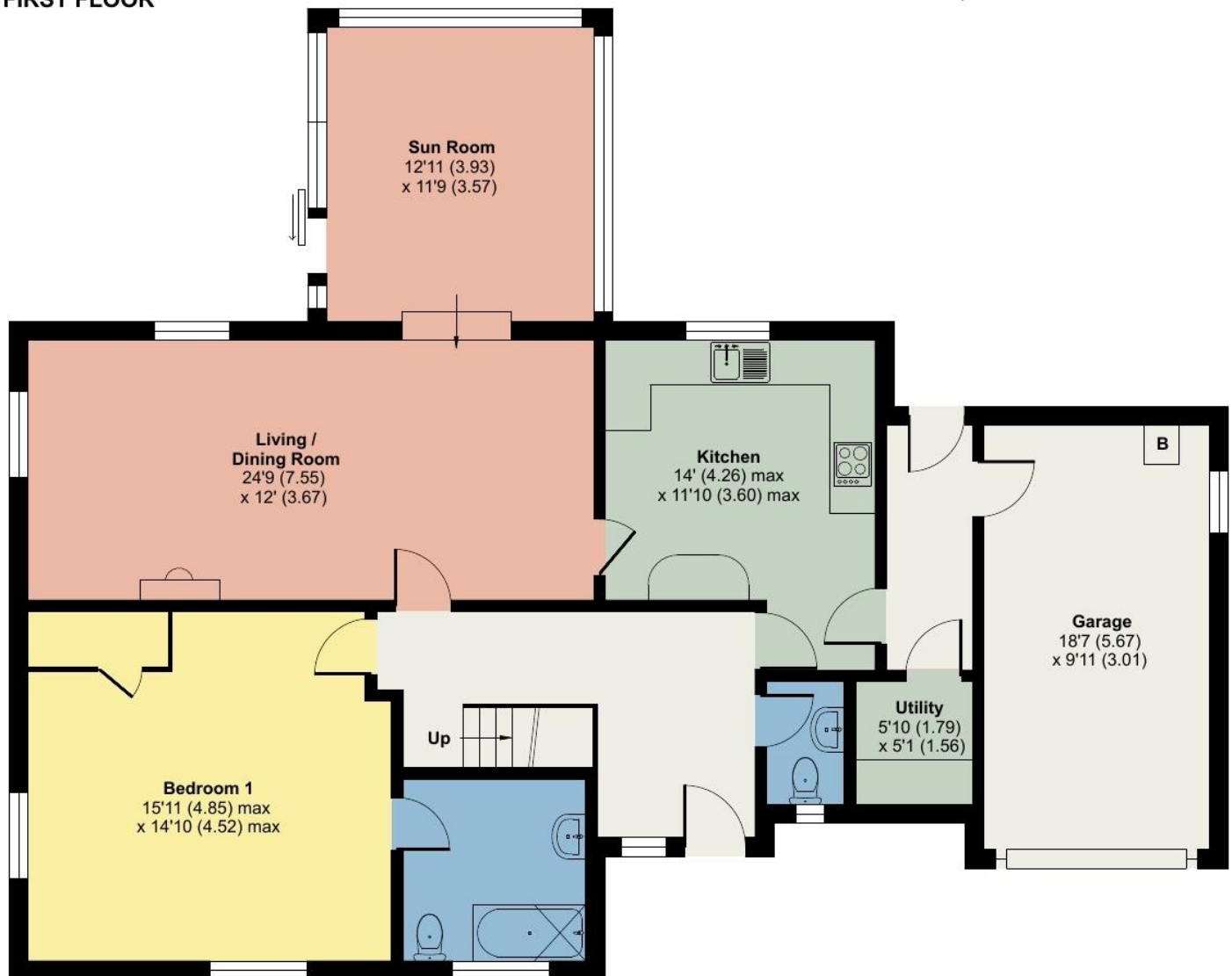
Garage = 184 sq ft / 17 sq m

Total = 1761 sq ft / 163.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

