



Burton In Kendal

£695,000

Fern Bank, Main Street, Burton In Kendal, Carnforth, LA6 1LW

Bursting with character and original features, this impressive family home provides exceptionally spacious and versatile accommodation, easily adaptable to suit a variety of lifestyles.

Set within approximately one acre, the gardens are divided into three areas: two lawned spaces and separate vegetable and fruit garden. There is also ample off-road parking and a self-contained annexe offering flexible accommodation or a perfect investment opportunity.

Perfectly positioned in the popular village of Burton in Kendal, the property offers excellent access to the M6 motorway, convenient bus links, and a choice of highly regarded schools.

Quick Overview

Grade II Listed Georgian House

Approximately 1 Acre of Land

Separate Self-Contained Coach House Annexe

Substantial Family Home with Period Features

Beautifully Enhanced By The Current Owners

Double Garage and Off Street Parking

Situated in the Popular Village of Burton in
Kendal

Easy Access to M6 Motorway and Bus Links

Walking Distance to a Well Regarded Primary
School

Ultrafast Broadband Available*



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D



Ultrafast*
Broadband



Double Garage &
Off Street Parking

Property Reference: C2565



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Fern Bank

Approach this beautifully presented, double-fronted Georgian home which has convenient gated access to the right for parking. Step inside to discover a thoughtfully enhanced interior where classic period features are complemented by stylish, modern décor.

Set across three floors, the property opens with a grand entrance hall that sets the tone for the space beyond. On the ground floor, the elegant living room offers panelled walls, dual-aspect windows, and a log-burning stove set within a striking marble surround.

The kitchen and dining rooms are seamlessly connected by an archway, forming a fantastic open-plan space ideal for entertaining. Herringbone wood flooring runs throughout, adding character and continuity. The kitchen is fitted with grey cabinetry, marble-effect worktops, a Belfast one-and-a-half sink, and pantry cupboard. A central island provides the perfect hub for socialising while french doors and a traditional stable door open onto the garden, flooding the space with natural light.

Also on the ground floor is a characterful boot room, complete with a traditional stone floor and a second log burner - offering side access to the property and a practical place for everyday use. A well-placed downstairs W.C. completes this level.

On the first floor, there are five generously sized double bedrooms, each decorated in a neutral tones and several retaining original fireplaces. The layout is flexible to accommodate family needs, whether that's for additional guest rooms, a home office, or hobby space. Two luxurious four-piece family bathrooms serve this floor, both beautifully finished with freestanding roll-top baths, separate showers, basins, W.Cs. and chrome fittings.

The second floor offers a spacious, full-height room with exposed beams, ideal for storage or easily adapted as a teenager's retreat, playroom, or dedicated workspace and also potential for additional bedroom space subject to relevant consents.

The Annexe

A standout feature of Fern Bank is the detached, stone-built annexe - once a coach house and now a fully self-contained residence with private access. Meticulously converted, it offers versatile accommodation ideal for extended family, visiting guests, or as a potential holiday let.

The interior includes two bedrooms, a sleek, modern shower room, and a light-filled open-plan kitchen, dining, and living area with vaulted ceilings and a cosy log-burning stove. The well-equipped kitchen includes generous counter space and integrated appliances including an oven, microwave, hob, extractor, dishwasher, and fridge freezer. A mezzanine bedroom enhances the sense of space and light, with large windows bringing in an abundance of natural light throughout.



Kitchen



Living Room



Bathroom



Bathroom



Boot Room



Annexe - Living/Kitchen/Dining Room

Outside

Accessed via gates from Main Street, the rear of the property offers ample off-road parking and a double garage. The gardens total to approximately one acre, divided into three distinct areas plus a paddock which offer versatility to suit your needs. The first garden, accessed directly from the kitchen, features a neatly kept lawn and patio area, enclosed by a traditional stone wall and surrounded by mature trees and shrubs, providing a sense of privacy.

Beyond this, two further garden areas include a vegetable and fruit garden with an abundance of fruit trees, further lawned areas and outbuildings and the paddock.

Accommodation with Approximate Dimensions

Main House

Entrance Hall

Living Room 18' 11" x 15' 1" (5.77m x 4.6m)

Kitchen 13' 8" x 13' 0" (4.17m x 3.96m)

Dining Room 15' 4" x 12' 11" (4.67m x 3.94m)

Boot Room 20' 1" x 14' 2" (6.12m x 4.32m)

Ground Floor W.C.

Bedroom One 15' 1" x 13' 0" (4.6m x 3.96m)

Bedroom Two 14' 8" x 13' 6" (4.47m x 4.11m)

Bedroom Three 14' 0" x 13' 8" (4.27m x 4.17m)

Bedroom Four 13' 2" x 11' 1" (4.01m x 3.38m)

Bedroom Five/Office 20' 3" x 9' 10" (6.17m x 3m)

Two Four Piece Bathroom Suites

Second Floor Landing

Loft Room 28' 4" x 10' 3" (8.64m x 3.12m)

Loft Room 28' 4" x 8' 3" (8.64m x 2.51m)

Annexe

Sun Room 17' 3" x 17' 1" (5.26m x 5.21m)

Open Plan Kitchen/Dining/Living Room 16' 8" x 15' 0" (5.08m x 4.57m)

Bedroom One 15' 1" x 12' 5" (4.6m x 3.78m)

Bedroom Two 11' 10" x 8' 11" (3.61m x 2.72m)

Shower Room

Double Garage 18' 0" x 17' 9" (5.49m x 5.41m)

Property Information

Tenure Freehold. Grade II Listed.

Council Tax Band E - Westmorland & Furness Council

Services Mains gas, electricity, water and drainage. The annexe is complete with electric heating. Ultrafast broadband available.

Right of Way The neighbouring property, Fernlea, retains a pedestrian right of access beneath the archway and partway along the driveway, leading to their rear gate.

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



Annexe - Living/Kitchen/Dining Room



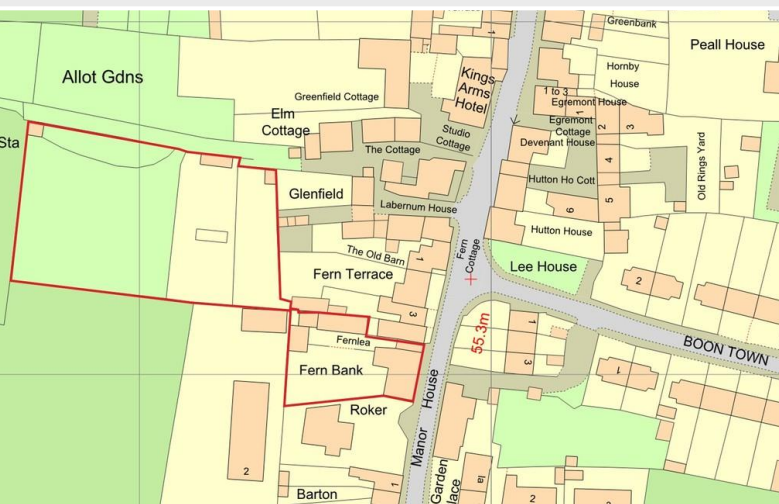
Drone



Garden And Summerhouse



Garden



Ordnance Survey 01232895

Directions From Carnforth, head north on the A6, straight ahead past Truckhaven Services and straight ahead at the roundabout to the M6. At the third roundabout take the A6070 to Burton. Continue along Main Street and you will find Fern Bank located on your left hand side.

What3Words ///scrub.scorched.polishing

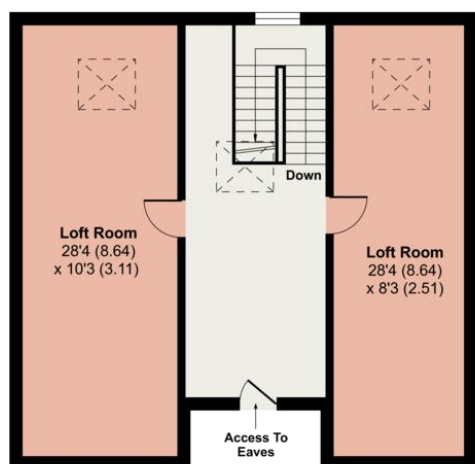
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Fern Bank, Main Street, Burton, Carnforth, LA6

Approximate Area = 4051 sq ft / 376.6 sq m

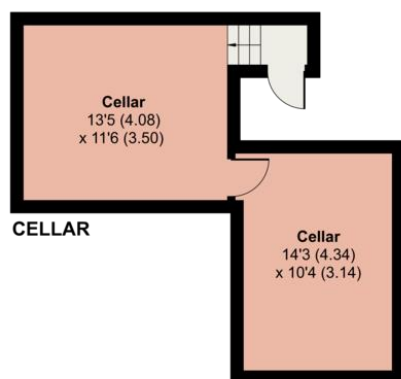
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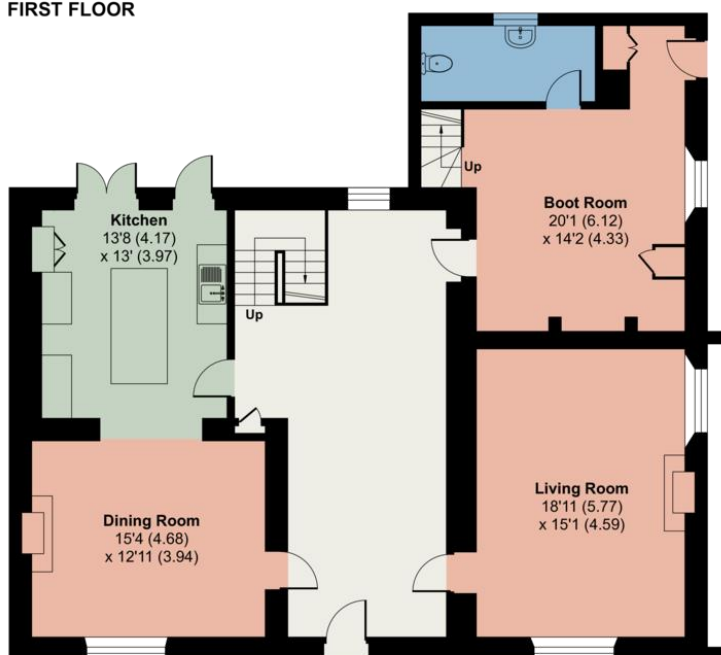
SECOND FLOOR



FIRST FLOOR



CELLAR



GROUND FLOOR



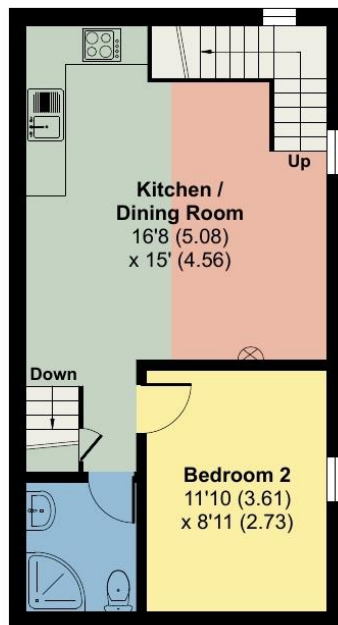
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1321553

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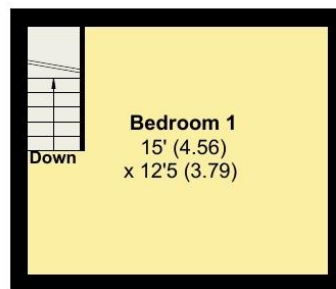
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Annexe = 857 sq ft / 79.6 sq m
Garage = 320 sq ft / 29.7 sq m
Outbuilding = 294 sq ft / 27.3 sq m
Total = 1471 sq ft / 136.6 sq m

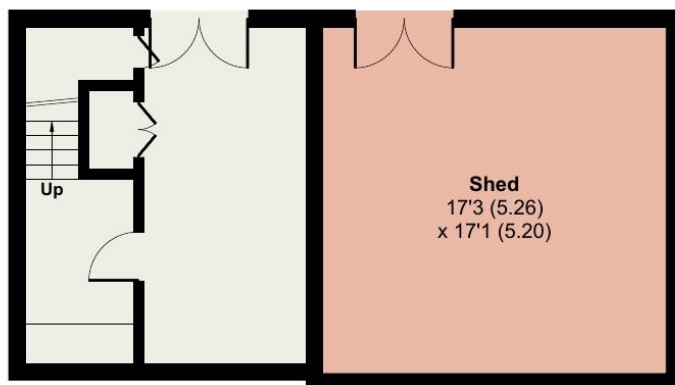
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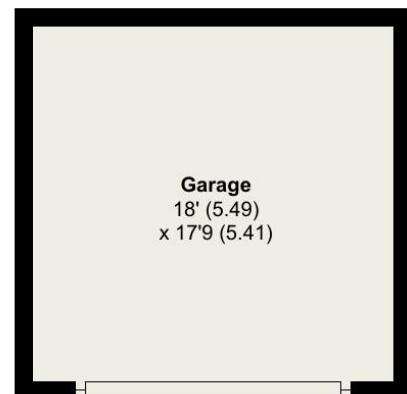
ANNEXE FIRST FLOOR



ANNEXE MEZZANINE



ANNEXE GROUND FLOOR



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