

THE CHESTNUTS

£625,000

Burton-in-Lonsdale, LA6 3LZ

Enjoying the most splendid views of Ingleborough to the east, open countryside to the south and across gardens to the River Greta to the west, a detached bungalow set in a good sized plot of c. 0.62 acres (0.25 hectares).

Extended since the current owners' purchase in 1997, the single storey accommodation is well-maintained and offers three double bedrooms, one with en suite bathroom, house bathroom, sitting and dining rooms both with fabulous westerly views, snug and dining kitchen. Detached double garage, driveway parking and generous gardens with large lawns, specimen trees, flagged terrace, seating areas, pond, rockery and vegetable garden.

A choice property occupying a quiet rural location close to the ever popular Lune Valley village.





Welcome to **THE CHESTNUTS**

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Here's our **TOP TEN** reasons to love **The Chestnuts**:

- 1. The stunning views!!** Picture windows from all the principal rooms frame the splendid landscape with either a view of majestic Ingleborough or across the gardens to the meandering River Greta.
- 2. A quiet and peaceful rural setting**, situated in a lane side setting within walking distance of the village.
- 3. Light, bright and airy**, the large picture windows also allow natural light to flood in.
- 4. Single storey, flexible and spacious accommodation** with a gross internal measurement of 1746 sq ft (162.2 sq m), the property was extended in 2010 to create larger sitting and dining rooms, as well as the addition of bedroom 2 and the front porch. The front porch with slate floor leads into a snug with gas stove and feature stone arches. There is an inner hall with pull down ladder access to a part boarded loft as well as linen and cloaks cupboards.
- 5. Two generous reception rooms** - from the kitchen double doors open into the triple aspect dining room with an oak floor and gas stove set on a slate hearth. A fabulous picture window is to one end and to the other, glazed doors lead out to the garden. The sitting room has a 'wow factor' of its own, having a large bay with windows to the apex. There is also a multi fuel stove and stone fireplace.
- 6. Dining kitchen** fitted with a range of base and wall units, a larder cupboard, gas hob, electric double oven and grill and space for a fridge/freezer and dishwasher.
- 7. and so to bed** - there are three double bedrooms. Bedrooms 1 and 2 are both dual aspect and look out across to Ingleborough. Bedroom 1 has an en suite four piece bathroom with separate shower cubicle and skylight window; bedroom 2 also has part glazed doors which lead out onto the rear terrace. Bedroom 3 overlooks the garden to the front. There is also a four piece house bathroom.
- 8. Garaging and parking** - a gated driveway provides ample parking for visiting family and friends. A detached garage with electric roller door, power and light also has a utility area with sink unit and space for a washing machine and tumble drier. There is also useful mezzanine storage.
- 9. Lovely gardens and grounds**, sat in a good-sized plot of c. 0.62 acres (0.25 hectares) with large lawns, mature specimen trees and flagged seating terraces to the rear, with lawn, planted borders, rockery, small pond with wooden bridge, flagged seating terrace, and for those who 'like to grow their own', access to the separate vegetable garden with raised beds, soft fruit bushes and gated access onto the lane. Two small integral outhouses provide a gardener's WC and boiler room, which also houses the water holding tank. There's also a garden shed and log store/shelter.
- 10. Burton-in-Lonsdale enjoys great accessibility** to open countryside in the Yorkshire Dales, the Lakes, and the Forest of Bowland AONB as well excellent links to the road and rail network. For more information on the surrounding area, please turn to page 5.







Single storey living at its best in a quiet and picturesque setting

Situated close to the **Yorkshire Dales** and **Lake District National Parks** as well as the **Forest of Bowland AONB**, the area is ideal for those who enjoy an active life; this is an area where the outdoors can be embraced - popular for caving and potholing with dramatic waterfalls and caves at Ingleton or whether you like to walk, run or cycle, there are many scenic routes on hand with the famous Three Peaks, (Ingleborough, Whenside and Pen-y-Ghent) nearby.

The village of **Burton-in-Lonsdale** is easy to get to and has a popular local pub, a community run shop and post office, a village hall, sports pavilion and field.

Low Bentham, together with neighbouring **High Bentham**, has a good range of local shops, pubs, a range of eateries, churches, post office, florists, Co-op, Spar as well as a golf course and club house enjoying panoramic views of Ingleborough. There is also a play area full of fun equipment and a basketball court.

More choice is offered in **Ingleton** (3.5 miles) a tourist destination with a choice of eateries, gift shops and an outside heated pool (open May to September).

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (6.3 miles) has a host of independent shops and places to eat, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, florists, the Post Office, Booths supermarket, Boots Chemist, an optician and doctors' and dentists' surgeries.

A larger selection of facilities are available in **Settle** (13.7 miles), **Lancaster** (16.3 miles) or **Kendal** (18.9 miles).

As far as schools are concerned, there is a primary school, (Bentham Community Primary School) located between High and Low Bentham. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School), Settle and Lancaster. Independent schools are at Sedbergh or Giggleswick.

Travelling further afield:

By car - once here, you'll find it a convenient spot, not just for access to the M6 J34 (18.1 miles) but if you are travelling east, head back onto the A65 (2.5 miles) and bear right.

By air - Leeds Bradford Airport (47.5 miles), Manchester Airport (76.5 miles) and Liverpool Airport (81.5 miles).

By train - there is a train station in neighbouring High Bentham (excellent!) with services running between Leeds, Skipton, Lancaster and Morecambe. Lancaster has a station on the West Coast Line.

To find the property - travel south east along the A65 towards Skipton. Continue through Cowan Bridge and immediately before Country Harvest, turn right onto the A687 signposted Lancaster. Continue towards Burton-in-Lonsdale and before entering the village, turn left onto Barnoldswick Lane. Proceed for a further 0.8 miles, passing Kepp House on the left and The Chestnuts is next on the left.

///what3words reference: [def.lyrics.helpfully](https://www.what3words.com/)



Services and specifications

- Mains electricity
- LPG central heating
- Private water supply from a borehole situated within the property's boundaries. There is a water filtration system and holding tank in a plant room accessed externally.
- Private drainage to a septic tank, also located within the boundaries
- B4RN hyperfast broadband available - check out this great local service at b4rn.org.uk - if you work from home, like to download films or have homework to consider - this will make life so much easier as there is unlimited bandwidth for all the family when using at the same time!
- Wooden framed double glazed windows
- Mainly oak internal doors
- External sensor lighting





The finer details

Council Tax

The Chestnuts is banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council, Skipton

W: www.northyorks.gov.uk T: 01609 532449

Please note:

Access to the rear entrance is suitable for wheelchair users.

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



The Chestnuts, Burton In Lonsdale, LA6 3LZ

Approximate Gross Internal Area = 162.2 sq m / 1746 sq ft

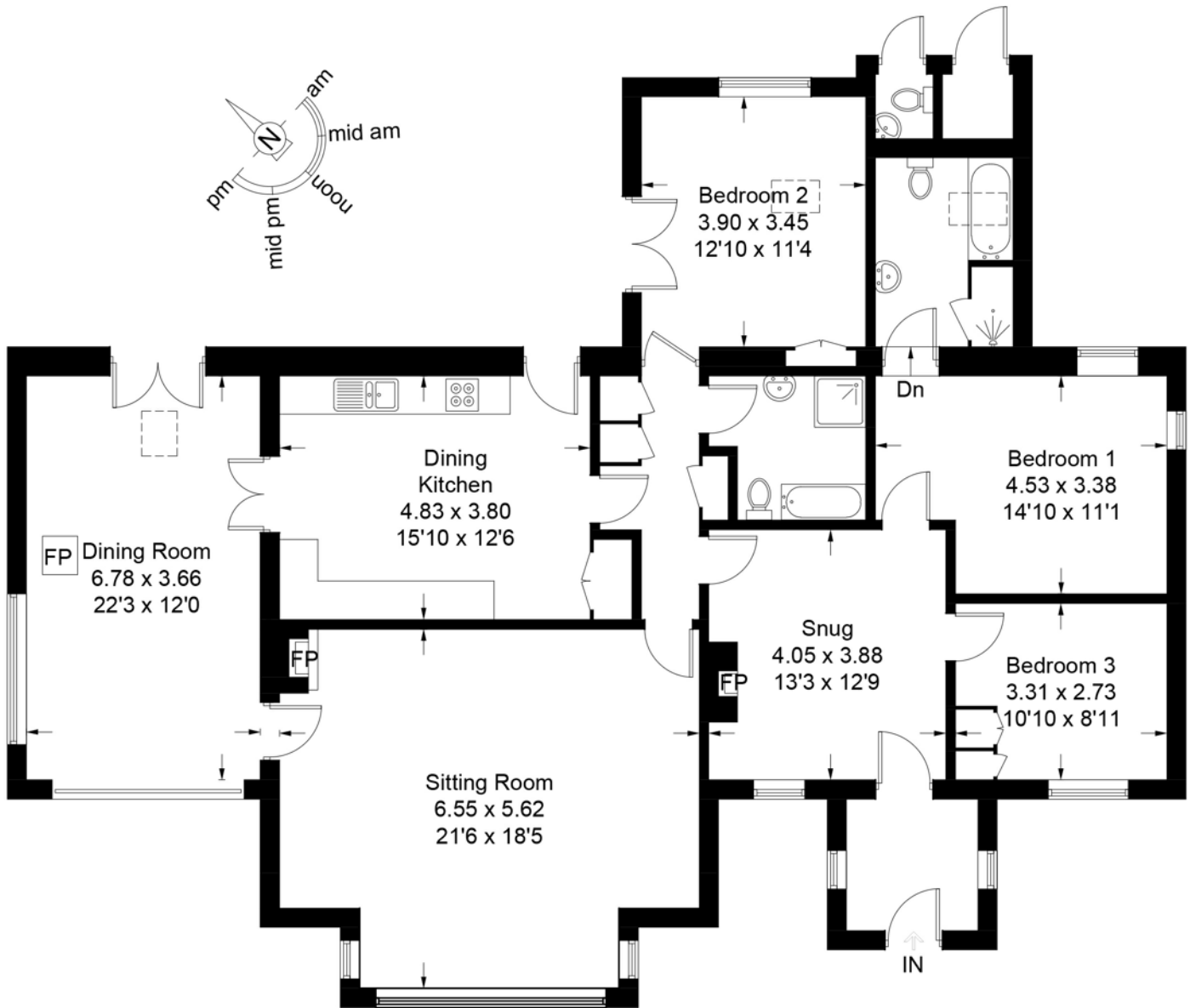


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1044288)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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