

HORDLEY HOUSE

£395,000

Burton-in-Kendal, LA6 1LQ

Believed to date back to 1647, a charming Grade II Listed property with an attached Coach House and delightful walled gardens.

Not seen on the open market in living memory and now requiring a complete restoration, Hordley House offers immense potential for new custodians to create a stunning home for the 21st Century. There are two reception rooms, garden room, dining kitchen with pantry, three bedrooms, anteroom and bathroom. Attached stone and slate Coach House providing excellent storage and an opportunity to extend or create a new dwelling (subject to consent) and several stone outhouses. The walled gardens offer privacy with specimen trees and mature planting and there is a cobbled courtyard to the rear. In all, 0.69 acres (0.28 hectares).

A must-see for the genuine buyer, happy to take on an ambitious and rewarding project in this popular and highly accessible South Lakes village.





Welcome to **HORDLEY HOUSE**

£395,000

Burton-in-Kendal, LA6 1LQ

Here's our **TOP TEN** reasons to love Hordley House:

- 1. So much potential** - now requiring an extensive restoration, Hordley House may be the one for you as it offers immense potential for new custodians to love, cherish and make it their own; it certainly will be a very rewarding project.
- 2. Character abounds** - believed to date back to 1647 and being Grade II Listed, there are many original features including leaded window panes, window seats, oak beamed ceilings and lintels, exposed floorboards, flagged floors, kitchen range, ceiling hooks, panel doors with Suffolk latches, plate racks, stone bench and cast iron fireplace in bedroom 2. The property also features in a book named Photographic Memories, Burton-in-Kendal, Clawthorpe and Dalton, by Kath Hayhurst published by Holme and District Local History Society, with one of the photos dating from 1917 showing the owner's daughter in the walled garden.
- 3. Provenance** - the Wilson family owned several properties in Burton-in-Kendal in the 1800s (many retaining the Wilson name); this included Hordley House, which is understood not to have been seen on the open market in living memory.
- 4. Embrace the space** with well-proportioned accommodation and a gross internal area of c. 1984 sq ft (184.3 sq m).
- 5. As it stands** - off the main central hall there are two good-sized reception rooms. The sitting room has a marble fireplace with decorative tiled slips, a built-in shelved cupboard and glazed door to outside and a dining room, with stone fireplace and built-in cupboards either side. Off the inner hall, is the kitchen with fitted dresser and a pot sink and is open to the pantry. There is also a bathroom, a garden room with brick fireplace and glazed door to outside and a half cellar. A full return, extra wide staircase leads to...
- 6. ... the first floor landing** off which is a store providing access to the roof space, two double bedrooms and an anteroom leading through to double bedroom 3, being open to the apex with a wash basin and WC.
- 7. A stone and slate Coach House**, c. 505 sq ft (46.9 sq m) is attached to the west of the house and currently provides excellent storage. Being double height with mezzanine storage, there are two openings (an arched timber door to the north and sliding timber doors to the south), a stone flag and cobble floor, power and light. With the relevant consents, there is further potential to develop into a separate dwelling or incorporate all or partially into the house.
- 8. Outbuildings** - stone and slate outhouses include two garden stores, a former privy, and a gardener's WC. There is also a store to the north of the house linking Hordley House and the neighbouring property, Mansion House.
- 9. Delightful gardens** - to the front is a narrow foregarden with low stone wall and ornate wrought iron railings and gates and to the rear of the house, a part cobbled private courtyard leading from the kitchen. The walled garden can be accessed via The Coach House or through a wrought iron gate on the roadside. There is a flagged terrace, mature trees, shrubs and spring bulbs and it would be wonderful to see the return of traditional greenhouses, once positioned on the south facing wall. In all, 0.69 acres (0.28 hectares).
- 10. A popular Conservation Area village** - being highly accessible for road and rail links, close to the Lakes, the Dales and Arnsdale and Silverdale AONB. For more information on the surrounding area, please see page 5.





A well placed, well served Conservation Area village

A **popular and attractive village** with families due to schools and commuters because of the road and rail accessibility, Burton-in-Kendal offers a good range of local amenities; a Post Office selling a basic selection of provisions, a well regarded primary school (Burton Morewood), bowls and tennis clubs, the Kings Arms public house, as well as a thriving and busy village hall.

Nearby **Camforth** (4.3 miles) with lots of services and plenty going on. Here you'll find a choice of supermarkets; Booths, Aldi and Tesco, and a good range of independent shops.

The market town of **Kirkby Lonsdale** (7.5 miles) is the jewel in the Lune Valley's crown and offers independent shops, popular restaurants and pubs, a post office, bank and a Booths supermarket.

The town of **Kendal**, known as the Gateway to the Lakes (11.9 miles) and the Georgian city of **Lancaster** (11.1 miles) both provide a comprehensive range of educational, commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Surrounded by glorious countryside there's no better place. For those who like to spend time outdoors, you will be spoilt for choice; close to the Lake District and Yorkshire Dales National Parks, the Lune Valley and the Forest of Bowland National Landscape (formerly known as AONB), the area provides a stunningly natural scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors.

If you fancy a coastal walk, the Arnsdale and Silverdale National Landscape and Morecambe Bay are not far away.

Does schooling come first? Primary schools are at Burton-in-Kendal and Camforth with secondary schools at Camforth, Kirkby Lonsdale, Milnthorpe (Dallam) and Lancaster. Lancaster is also home to the Boys' and Girls' Grammar Schools with independent schools at Sedbergh (the Preparatory School is at Casterton), Windermere and Giggleswick.

By car it's not far - access onto the M6 is at J35 (4.2 miles) bringing a host of larger towns and cities within easy reach. Access onto the A65 is at Kirkby Lonsdale for travelling east into Yorkshire.

Let the train take the strain - at Camforth there is an historic railway station (the 1945 classic film 'Brief Encounter' was partly shot here!) it is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport and an indirect service to London Euston, Glasgow and Edinburgh. Lancaster and Oxenholme (9.5 miles) have stations on the West Coast main line. When holidaying abroad, it's easy to take a taxi to the station and then the train to the airport.

Jetting off - airports are at Leeds Bradford (57.3 miles) and also at Manchester (71 miles) and Liverpool (76.1 miles).

Interested? Let us take you there... from J35 of the M6 motorway, take the first exit onto the A601 (M). At the second roundabout take the A6, signposted Milnthorpe. At the third roundabout take the A6070 towards Burton-in-Kendal. Hordley House is on the left just after the right hand turning to Mowbray Drive.

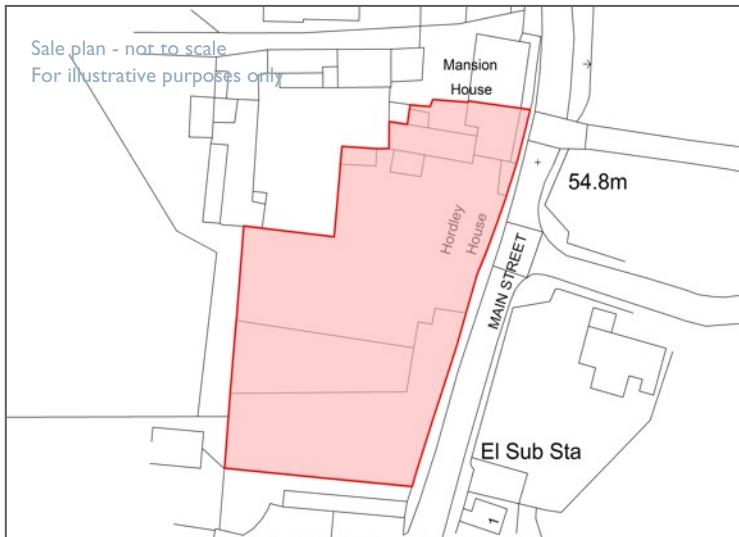
///what3words reference: headers.shifters.foam



Services and specifications

- Mains electricity, drainage and water
- Open fires in the sitting, dining and garden rooms and bedroom 2
- Water heated by an electric boiler





The finer details

Council Tax

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

Local and Planning Authority

Westmorland and Furness Council

T: 0300 373 3300 W: www.westmorlandandfurness.gov.uk

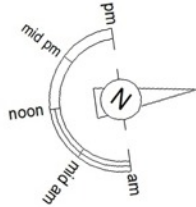
Please note

- The property is Grade II Listed - the list entry number is 1335704, 12 February 1962
- A building restriction in the garden area states two dwellings maximum
- Garden planters, troughs and statues are available separately
- There is evidence of Japanese Knotweed in the garden. Treatment is ongoing.

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.

Hordley House, Burton-In-Kendal, LA6 1LQ



Approximate Gross Internal Area = 184.3 sq m / 1984 sq ft
 Stores = 10.8 sq m / 116 sq ft
 Coach House = 46.9 sq m / 505 sq ft
 Outbuildings = 8.0 sq m / 86 sq ft
 Total = 250.0 sq m / 2691 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © (ID1070387)

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.