

NORTH HOUSE

£345,000

45 High Street, Burton-in-Lonsdale, LA6 3JP

A handsome, double fronted Grade II Listed Victorian mid terrace property offering well-proportioned rooms, lovely period features, private gardens and parking.

Dating back to c. 1837, the character accommodation is well-proportioned with sitting room, sociable dining kitchen, pantry, rear hall/boot room, utility/laundry room and cloakroom. Large landing, three bedrooms and bathroom. Private parking for one car and large covered yard providing excellent storage. Mature foregarden and delightful terraced rear garden with seating terraces, pond, lawns, mature planting, garden store and a timber summerhouse with bar.

Situated in the heart of one the most accessible larger Lune Valley villages.





Welcome to **NORTH HOUSE**

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

1. **Grade II Listed** double fronted mid terrace property and dating back to c. 1837 with character features at every turn (flagged floors in the sitting room and dining kitchen, exposed wooden floors in the bedrooms, fireplaces, tongue and bead doors with Suffolk latches, quoin stone door reveal in the sitting room, oak lintels, stone cills and former carriage entrance with chamfered voussoirs).
2. **Well-proportioned accommodation** - with a gross internal area of c. 1265 sq ft (117.5 sq m), the rooms are spacious and light.
3. Come on in to a **welcoming sitting room** having open fire with cast iron dog grate and carved wood surround.
4. Perfect for entertaining family and friends - a good sized **dining kitchen** with base and wall units, double pot sink, integral appliances including an electric oven and hob, refrigerator and dishwasher, multi-fuel stove set in a stone fireplace. There is also an understairs shelved **pantry**.
5. Backing up the kitchen is a practical **rear hall/boot room** open to a useful **utility/laundry room** with pot sink and housing the boiler. In addition, there is a two piece **cloakroom**.
6. **And when the day is done...** an enclosed staircase leads to a spacious landing with painted floor boards, off which are three bedrooms. Bedrooms 1 and 2 are both doubles; bedroom 3 is a large single and enjoys far reaching views. Generous **modern bathroom** with four piece suite including bath, separate walk in shower and vanity wash basin.
7. **Parking** - a rarity in the village, there is off road parking for one.
8. **Delightful gardens** - the walled foregarden with wrought iron railings is planted with mature shrubs and trees and has a cobbled path to the front door. To the rear, the private terraced gardens are separated into 'rooms'. There is a terrace with deep planted beds and a pot sink immediately to the rear of the property. From here, steps lead up to an elevated garden with two seating terraces, one enjoying far-reaching fell views; flagged paths lead to a lawn, pond, greenhouse and established planting and then into a secluded garden with lawn, garden store and a summerhouse with double open doors, tiled floor and a bar - an ideal spot to escape to at the end of a busy day.
9. To the east of the house, arched timber doors lead into the former carriage entrance, a **covered yard**, with power and light, excellent for general storage, bins, wood etc.
10. **If it's access to open countryside you're seeking** then the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland are all within reach. For information on the surrounding area, please see page 5.







Within the heart of this popular village

Situated close to the **Yorkshire Dales** and the **Forest of Bowland National Landscape** (formerly known as an 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, Whemside and Pen-y-Ghent) nearby.

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



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** (2.9 miles) a tourist destination with a choice of eateries, gift shops, an outside heated pool (open May to September), a church, doctor's surgery, Co-op and an Asda Express/petrol station.

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (6 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** (13.1 miles), **Lancaster** (15.4 miles) or **Kendal** (18.7 miles).



As far as schools are concerned, there is a primary school, (Bentham Community Primary School) located between High and Low Bentham and Ingleton. 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 (13.2 miles) but if you are travelling east, head back onto the A65 (2 miles) and bear right.

By air - Leeds Bradford Airport (47 miles), Manchester Airport (75.7 miles) and Liverpool Airport (80.8 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 - from the south, exit J34 of the M6 motorway, take the A683 towards Kirkby Lonsdale and just before entering Tunstall, and immediately after crossing Greta Bridge, take the right hand turn onto the A687 signposted Cantsfield/Burton-in-Lonsdale. On entering Burton-in-Lonsdale, you'll come across the shop on your left hand side. No. 45 is a little further along on the left hand side.

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Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating, boiler installed 2020
- Open fire in the sitting room and a multi-fuel stove in the dining kitchen
- A combination of single and double glazing
- Fibre with the option to connect to B4RN - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- External water tap
- External power points





The finer details

Council Tax

North House is currently banded C for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Please note

- Carpets and light fittings are included in the sale
- Curtains and blinds are available separately
- There is a flying freehold - please ask the agents for further details
- Four neighbouring properties have access over the parking area and through the archway for bin access.
- The property is Grade II Listed - List Entry Number 1316698
- Listed Building consent has been granted by North Yorkshire Council on 17 July 2024 reference: ZA24/25998/LBC to 'replace 4 single glazed sliding slash windows with timber slimline double glazed sliding sash windows.'

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.

North House, 45 High Street, Burton in Lonsdale, LA6 3JP

Approximate Gross Internal Area = 117.5 sq m / 1265 sq ft

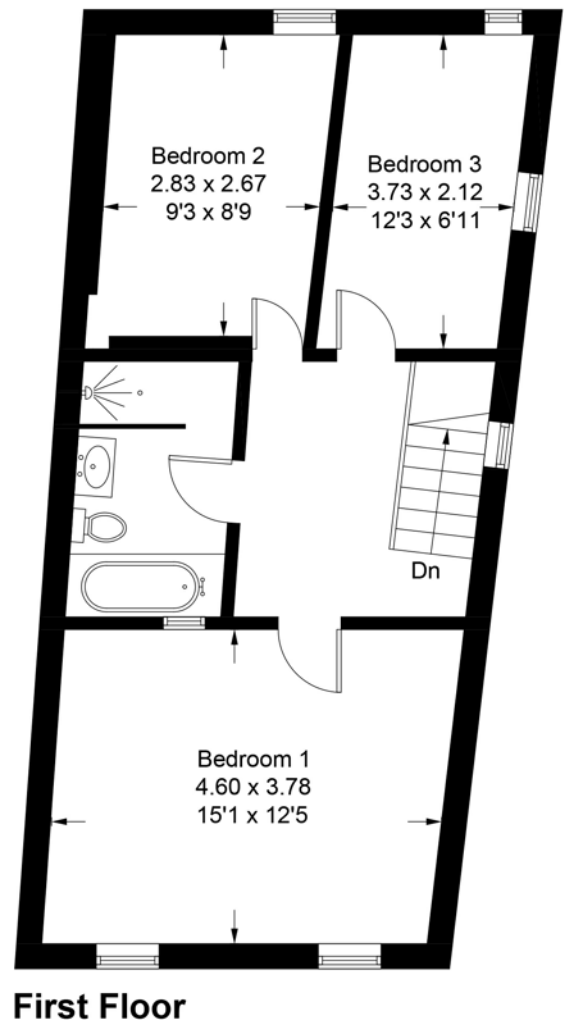
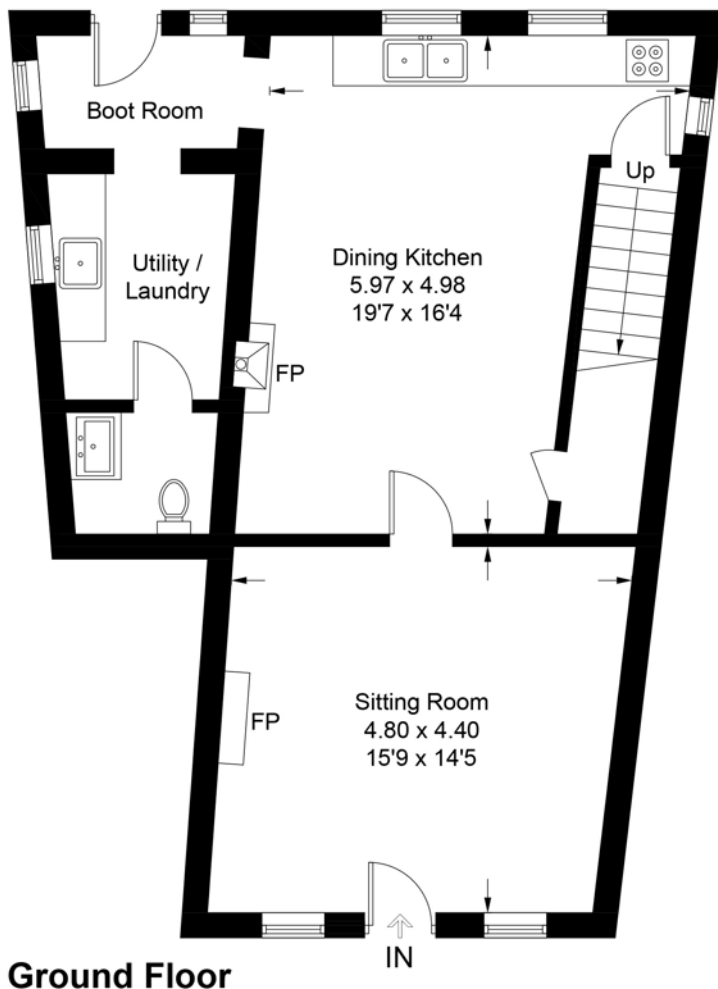
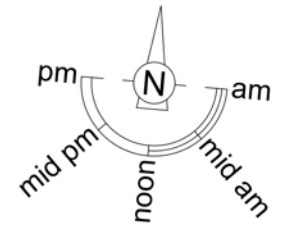


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