

OLD BANK COTTAGE

£220,000

Burton-in-Kendal, LA6 1LX

A unique Grade II Listed cottage situated in this ever popular South Lakes village, perfect as a holiday, first time or downshifting home.

Dating back to c. 17th Century with a highly distinctive facade, the well-presented and surprisingly spacious accommodation offers a sitting room, kitchen, two double bedrooms and a house bathroom. To the rear is a small courtyard with detached stone and slate outbuilding currently used as utility room/store, however could be converted (subject to consent) to a home office/study/hobby room.

A family friendly village with good schools, popular with commuters by virtue of its easy access onto the M6, good train links and being equidistant from Lancaster and Kendal.





Welcome to **OLD BANK COTTAGE**

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Here's our **TOP TEN** reasons to love Old Bank Cottage:

- 1. An attractive Conservation Area village** - it's popular 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, a well regarded primary school, bowls and tennis club, the Kings Arms public house, as well as a thriving and busy village hall. The 555 bus stop is also right outside Old Bank Cottage so handy for trips into the Lake District. A larger selection of facilities are available at Lancaster (11.3 miles) and Kendal (11.7 miles).
- 2. Grade II Listed charm** - dating back to c. 17th Century with a distinctive facade, Old Bank Cottage is one of a pair of cottages where the first floor overhangs the ground floor and supported by two circular and a third rectangular columns. With a gross internal area of c. 633 sq ft (58.8 sq m), the cottage is surprisingly spacious with some attractive period features.
- 3. Attractively presented accommodation with a welcoming feel** - the property is approached from the covered porch with door leading straight into the sitting room with stripped wooden floor, built-in bookcase and wooden fireplace and wood burner set on a flag hearth. The kitchen is fitted with cream shaker style base and wall units and there's also space for a small dining table.
- 4. Potential room to grow** - planning and Listed Building consent was granted (ref: SL/2018//0554/0556, dated 21 August 2018) for a 'rear single storey link extension' to link the kitchen with the outbuilding. The planning consent has now lapsed however interested parties are advised to take their own advice in this regard.
- 5. Generous modern bathroom** - with three piece bathroom with bath, rainfall shower over and a vanity wash basin.
- 6. Sweet dreams...** a wooden staircase leads to two double bedrooms. Bedroom 1 overlooks the main street with bedroom 2 having glimpses of fields to the rear.
- 7. Great to lock up and leave** there is a small rear gravelled courtyard providing space for a table and chairs and a few potted plants. There is no parking with the property however there is on street parking only a short walk away. Low upkeep means more time to get out and enjoy the things you like to do.
- 8. Stone and slate outbuilding**, c. 131 sq ft (12.2 sq m) and located to the rear, is a stone and slate outhouse with a pot sink, power and light and is currently used a utility/store room.
- 9. Further afield** - access to the M6 is either at J35 (4.4 miles) to the south or J36 to the north (4.4 miles) depending on the direction of travel with the nearest station on the west coast main line at Oxenholme (9.3 miles) or Lancaster. If you fancy more distant shores then airports are at Leeds Bradford (57.7 miles), Manchester (71.9 miles) and Liverpool Airport (77.5 miles).
- 10. It's a great base for exploring** the Lune Valley, the Lakes and Dales as well as the Forest of Bowland and Airedale and Silverdale National Landscapes (formerly known as AONBs). Fresh air and fun, whichever direction you take and whatever your pleasure.



You'll need to know

- Mains electricity, gas, metered water and drainage
- Gas central heating
- B4RN hyperfast broadband connection in the village
- Fitted carpets, curtains, blinds and light fittings are included in the sale
- The property is Grade II Listed - Entry number 1204518
- Old Bank Cottage is banded C for council tax purposes. Prospective purchasers are advised to verify this information for themselves with Westmorland and Furness Council

To find the property - from J35 of the M6 motorway, take the first exit on the A601 (M). At the second roundabout take the A6, signposted Milnthorpe. At the third roundabout take the A6070 towards Burton-in-Kendal. Old Bank Cottage is located centrally, opposite The Square.

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Money Laundering

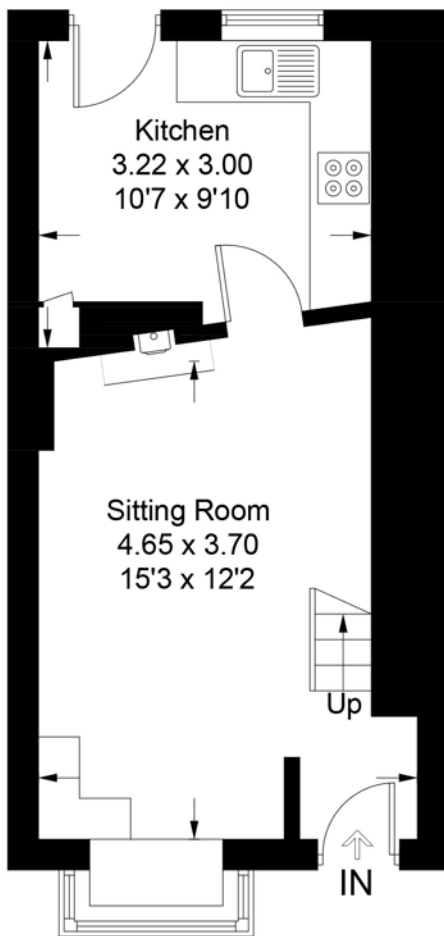
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

Old Bank Cottage, Burton In Kendal, LA6 1LX

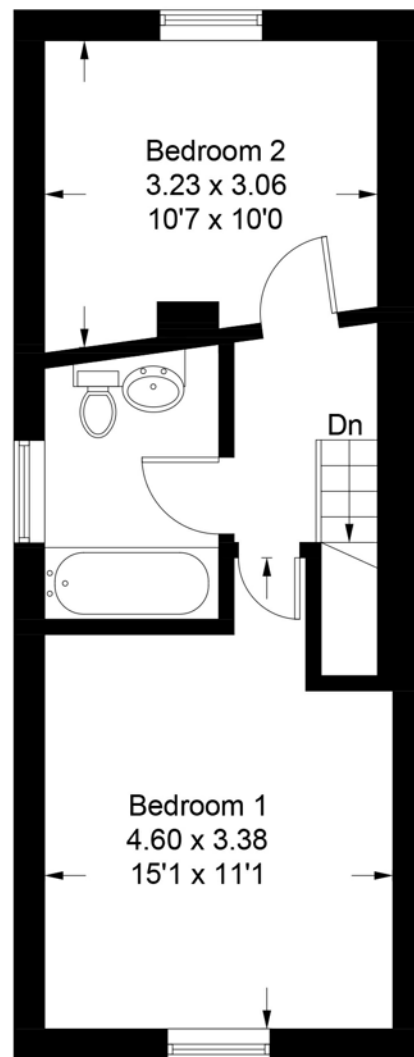
Approximate Gross Internal Area = 58.8 sq m / 633 sq ft

Outbuilding = 12.2 sq m / 131 sq ft

Total = 71.0 sq m / 764 sq ft



Ground Floor



First Floor

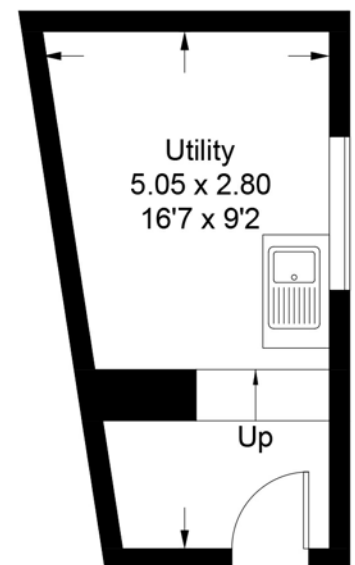


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