

DALTON HOUSE

£725,000

Burton-in-Kendal, LA6 1NH

This is a must see - a charming detached property set in a large plot, c. 1 acre with splendid far reaching views, large gardens and potential to build a separate four bedroom residential dwelling.

Dating back to the early 20th Century and not seen on the open market in over 40 years, the property is ready for the next custodians to make it their own. With character, charm, generous proportions, light and bright accommodation set over two floors and offering an entrance hall, two reception rooms, dining kitchen, study, utility/laundry room, cloakroom and boiler room, large landing, a principal en suite bedroom, three further double bedrooms, one with balcony, house bathroom and separate WC. Private drive, excellent parking and turning provision, garaging and a range of outbuildings. Delightful mature gardens with summerhouse, greenhouse, lawns, specimen trees, fruit trees and herbaceous borders. Permission in principle application is in place for a detached dwelling to the northwest of the property.

In an exceptionally private setting on the south-easterly fringe of this popular village, convenient for road and rail links and being equidistant between Kendal and Lancaster.





Welcome to **DALTON HOUSE**

£725,000

Burton-in-Kendal LA6 1NH

Burton-in-Kendal is a popular and attractive village with families due to schools and commuters because of the road and rail accessibility. The village 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, two pubs, as well as a thriving and busy village hall.

Nearby **Camforth** (4.4 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** (6.6 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 Georgian city of **Lancaster** (11.1 miles) and the market town of **Kendal**, known as the Gateway to the Lakes (12.1 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 Forest of Bowland National Landscape, the area provides a stunningly natural scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors.

Nearby is Dalton Crag - perfect for a forest walk and surrounding nature. The woodland is a mixture of limestone, ancient woodland and newly planted larch and beech and occupies a south-west facing slope on the edge of the Hutton Roof massif.

If you fancy a coastal walk, the Amside and Silverdale Landscape and Morecambe Bay Estuary 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 Sedburgh (the Preparatory School is at Casterton), Windermere and Giggleswick.

Connectivity

By car it's not far - access onto the M6 is at J35 (5.1 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 the historic railway station is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport. Lancaster and Oxenholme (9.6 miles) have stations on the West Coast main line with direct services to London, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh.

Jetting off - airports are at Leeds Bradford (57.2 miles) and also at Manchester (71.1 miles) and Liverpool (76.6 miles).







Lovely proportions, splendid views and potential

Dalton House is a handsome and charming detached property within a generous plot, c. 1 acre with a range of outbuildings and lovely gardens, situated in an exceptionally private setting on the southeasterly fringe of the popular village of Burton-in-Kendal.

Dating back to the early 20th Century and believed to have been built for the land agent at neighbouring Dalton Hall Estate, Dalton House has not been on the open market for over 40 years. Bursting with original features, (cornices, picture rails, ceiling roses, six panelled doors, deep skirting, attractive staircase, oriel staircase window, circular windows, semi-circular bay windows, some with seats, built-in cupboards with panelled doors and terracotta tiled floors) the property now presents a wonderful opportunity for new custodians to refurbish and create a home for the 21st Century.

The welcoming accommodation, set over two floors with a GIA of c. 2870 sq ft (266.6 sq m), is generous and well-proportioned, light and bright. The principal rooms on the ground and first floor have large bay windows to the south and southeast, allowing natural light to flood, in as well as framing the stunning far reaching views.

There is also the **potential to build a four bedroom detached dwelling** within the grounds to the northwest of the house. Westmorland & Furness Council have granted **Permission in Principle** (Application Number 2025/0029/PIP, dated 25 February 2025). The plans, elevations and site plan are shown on page 7.

Please note - an application for Technical Details Consent must be made prior to commencement and no later than the expiration of three years on this decision notice, after this period this **Planning Permission in Principle shall lapse**. Further details can be found on the Westmorland & Furness planning portal or from the agents.

Let us walk you round...

Come on in through the **open porch** with a terracotta tiled floor and wooden door with circular window into the semi-circular **entrance hall** with doors leading off to the sitting room and dining kitchen.

The dual aspect **sitting room** overlooking the gardens has a gas fire and marble fireplace; the **dining kitchen** with oak floor; is fitted with base and wall units, a two oven Aga set in a tiled recess, undercounter dishwasher and wonderful outlook across the garden.

The **inner hall** provides access to the **study** with wooden fireplace and tiled hearth as well a two piece **cloakroom** with understairs cupboard.

Also off the inner hall is the dining room with fitted cupboard. Off here is the **boiler/drying room** and **utility/laundry room** with sink unit, base and wall units, plumbing for a washing machine and side entrance.

From the hall, a **central staircase** splits into two full return staircases and onto the large landing. The dual aspect **principal bedroom** has a walk-through **dressing area** and four piece **en suite bathroom**.

Bedroom 2 also dual aspect with circular window, has fitted wardrobes. **Bedroom 3** has built-in wardrobes with vanity wash basin and **bedroom 4** has a part glazed door with windows either side leading out to a balcony with wrought iron balustrade.

Also to the first floor is a **three piece bathroom** and a **separate WC**.

A loft hatch in bedroom 3 has a pull down ladder to a part boarded loft.

Outdoor space

A **private, sweeping drive** leads to parking and turning for several cars.

To the east of the property is a **single garage** with up and over door, power, light and an inspection pit. Attached to the rear is a **freezer room** and **workshop**, both with power and light, a **Gardeners WC**, **garden store/wood shed** and a **coal shed**.

Detached **single garage**, **two loose boxes** and a **large store**.

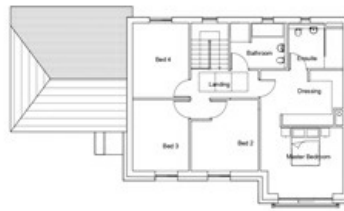
The **mature gardens are a delight** and were lovingly created by the owners with specimen and fruit trees, shrubs, herbaceous borders, vegetable garden, fruit cages and composts. There is a large lawn to the east, as well as a formal lower lawn to the south, seating terraces, greenhouse, two garden sheds and a summerhouse.

Services and specifications

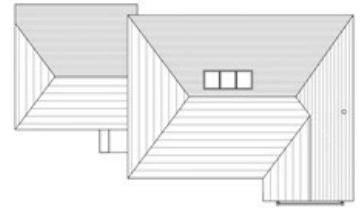
- Mains electricity, gas and drainage
- Metered mains water
- Gas fired central heating
- Gas fire in the sitting room
- Double glazed windows
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk. This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- External water tap
- External lighting



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED ROOF PLAN



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



A map of Dalton View showing a large red-shaded area labeled 'Dalton House'. The map includes a street grid and a curved road at the bottom. The red-shaded area is irregularly shaped and contains several smaller, lighter red rectangular shapes. The text 'Dalton House' is written inside the red-shaded area. The label 'Dalton View' is located to the right of the red-shaded area.

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 image displays a set of architectural drawings for a proposed site plan. At the top, the title "Proposed site plan" is written in a large, bold, sans-serif font. Below the title, there are two elevation drawings. The left elevation is labeled "PROPOSED OVERALL SOUTH ELEVATION" and shows a building with a prominent central section and a smaller section to the right. The right elevation is labeled "PROPOSED OVERALL NORTH ELEVATION" and shows a building with a prominent central section and a smaller section to the left. Below these elevations is a large site plan. The site plan shows a complex arrangement of buildings, courtyards, and landscaping. A large yellow-shaded area is labeled "T10" and contains a building labeled "NEW BUILDING". Other areas are labeled "T1", "T2", and "T3". The site plan includes a north arrow, a scale bar, and a legend. The legend identifies various elements: "NEW BUILDING", "EXISTING BUILDING", "LANDSCAPE", "PARKING", "ACCESS", "CIRCULATION", "UTILITIES", and "ENVIRONMENT". The site plan also includes a table of contents and a list of project information.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

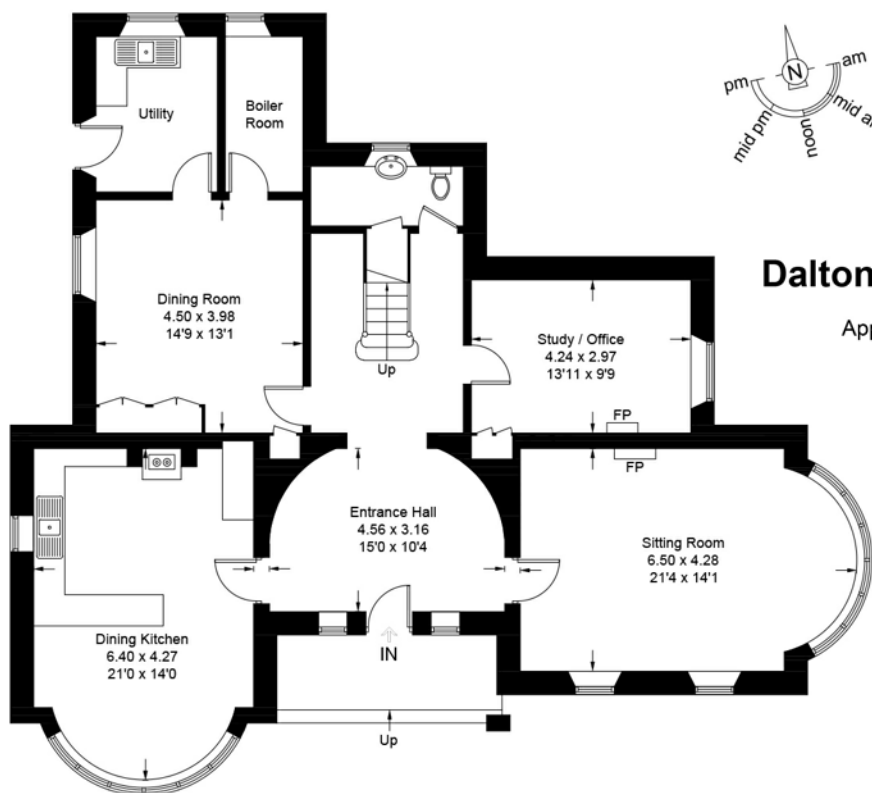
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estate agents



Dalton House, Burton-in-Kendal, LA6 1NH

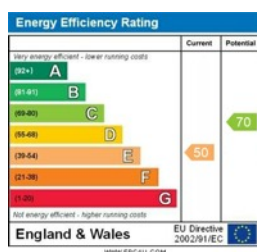
Approximate Gross Internal Area = 266.6 sq m / 2870 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1251654)

Ground Floor



First Floor



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.