

## RUSSELL FARMHOUSE

£750,000

Dalton, LA6 1NN

**An attractive stone and slate farmhouse in a slightly elevated position and enjoying splendid open countryside views.**

Recently refurbished to create a modern and spacious family home the accommodation comprises open plan sitting/dining room, dining kitchen, utility/boot room, cloakroom, ground floor en suite bedroom/study, principal bedroom with dressing area and en suite, three further doubles and a house bathroom. With external access, an annexe with bedroom and shower room. Small garage, ample parking provision and informal gardens with lawns and a flagged seating terrace.

**Situated in a quiet laneside setting in a picturesque hamlet just outside the ever popular and highly accessible village of Burton-in-Kendal.**







## Welcome to **RUSSELL FARMHOUSE**

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### Here's our TOP TEN reasons to love Russell Farmhouse:

- 1. Splendid views and a quiet laneside location** - this is semi rural living at its best with westerly views overlooking open fields.
- 2. Refurbished and reconfigured in 2023** with a combination of old and new to create a spacious, light and bright family home, perfect for modern day living. Period features remain with ceiling beams, window lintels and windows seats. The accommodation is set over two floors with a gross internal measurement of 2545 sq ft (236.4 sq m) including the garage.
- 3. Sociable open plan sitting/dining room** - a lovely big room, great for entertaining, with wood burning stoves set on slate hearths to both ends and painted beamed ceiling.
- 4. Spacious dining kitchen** - fitted with a range of base and wall units, Rangemaster Infusion electric range with induction hob and space for an undercounter dishwasher. Backing up the kitchen is a good-sized utility/boot room with sink unit, plumbing for washing machine and space for a tumble drier - a practical space if you have muddy boots and dogs. Off here is a two piece cloakroom.
- 5. Sweet dreams** - off the landing are four double bedrooms, three of which enjoy splendid far reaching westerly views across open countryside. The generous principal bedroom enjoys garden views and has a dressing room and an en suite shower room and three piece house bathroom services bedrooms 1, 2 and 3.
- 6. Fifth ground floor en suite bedroom** with access into the garage, ideal for a dependent relative, dedicated home office or second reception room.
- 7. Separate annexe**, c. 222 sq ft (20.6 sq m) - accessed externally with stone steps and a stable door leading to a first floor annexe being open to the apex with bedroom and en suite shower room. Ideal for teenagers, a dependent relative or guests.
- 8. Garaging and parking** - there is gated access to the northeast of the property and gravel parking for a number of cars. A small garage with timber doors is attached to the property but is more suited to storage. There is also an internal store housing the central heating boiler and hot water cylinder.
- 9. Informal gardens** - occupying a large plot, the gardens are mainly laid to lawn to the rear of the property, bordering woodland and fields with stonewall boundaries to two sides. A south facing flagged terrace is off the kitchen and there is a lawn garden to the front with wrought iron gate and central path leading to an open fronted porch. In all, 0.42 acres (0.17 hectares).
- 10. A picturesque hamlet setting** close to the popular village of Burton-in-Kendal - being highly accessible for road and rail links, close to the Lakes, the Dales and Arnside and Silverdale AONB. For more information on the surrounding area, please see page 5.











## Recently refurbished and spacious farmhouse with lovely countryside views

Dalton is a small, picturesque hamlet to the east of the village of Burton-in-Kendal.

**Burton-in-Kendal** (1 mile) 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, the Kings Arms public house, as well as a thriving and busy village hall.

Nearby **Camforth** (5.5 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** (11.9 miles) and the market town of **Kendal**, known as the Gateway to the Lakes (12.6 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 AONB, the area provides a stunningly natural scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors.

On the doorstep 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 AONB 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.

### Trains, planes and automobiles...

**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 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 (9.9 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 (56.6 miles) and also at Manchester (71.8 miles) and Liverpool (78.2 miles).

**Interested? Let us take you there...** from J36 of the M6 motorway, take the third turning towards Kirkby Lonsdale/A65. At the second roundabout, take the third exit onto the A6070 and at the third roundabout, take the second exit and continue into Burton-in-Kendal. Turn left onto Vicarage Lane and proceed up the hill out of the village at into open countryside. After approximately 1 mile, Russell Farmhouse can be found on the left hand side.

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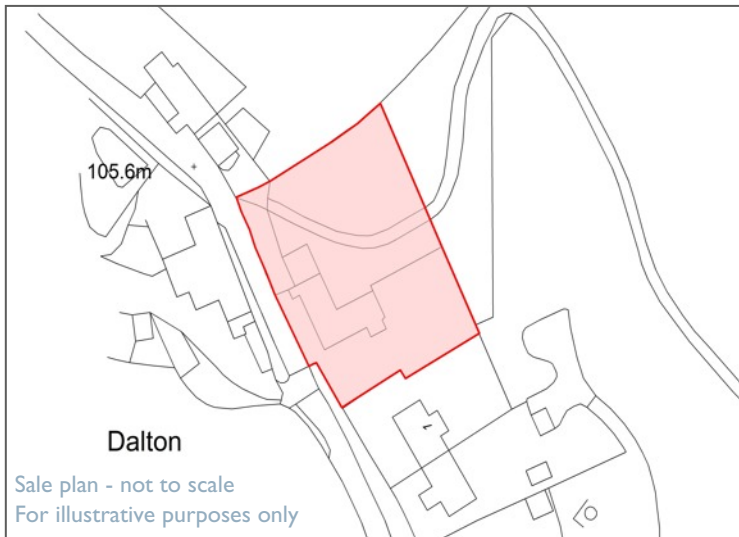
## Services and specifications

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- Mains electricity and water
- Private drainage to a septic not located within the property's boundaries
- Oil fired central heating to combi boiler installed in 2023
- Two woodburning stoves in the sitting and dining rooms
- 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](http://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.
- Double glazed windows set in wooden frames fitted in 2023
- Mennekes electric vehicle charger
- External lighting







## The finer details

### Council Tax

Russell Farmhouse is banded F 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](http://www.westmorlandandfurness.gov.uk)

### Please note

Carpets, blinds and curtain poles are included in the sale

### 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.



## Russell Farmhouse, Dalton, LA6 1NN

Approximate Gross Internal Area = 236.4 sq m / 2545 sq ft  
 (Including Garage)

Annexe = 20.6 sq m / 222 sq ft  
 Total = 257.0 sq m / 2767 sq ft

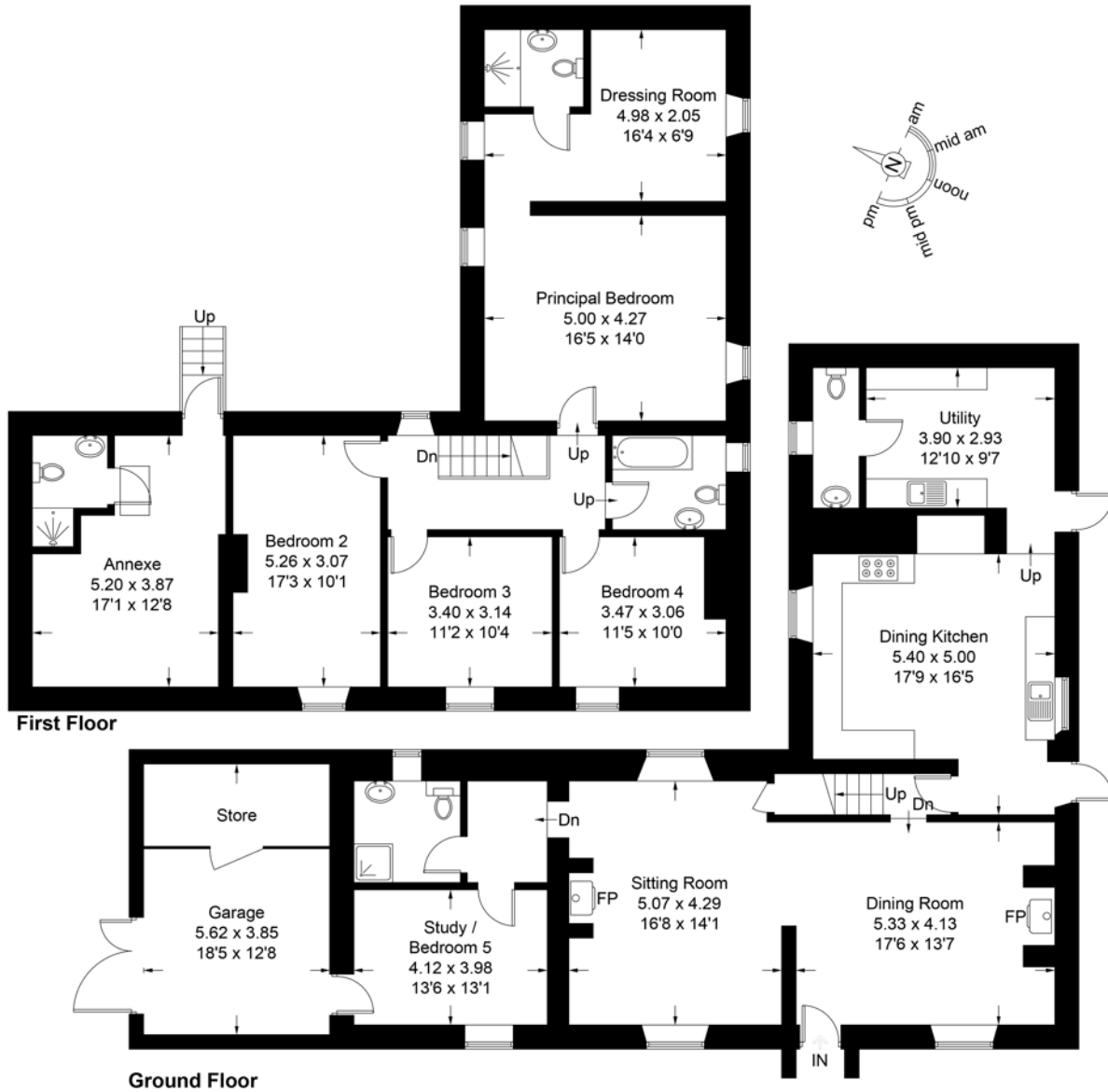


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1072566)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(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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