



**PRICE £300,000**

**STATION HOUSE, BURNESIDE,  
KENDAL, CUMBRIA, LA9 6QZ**

A traditional stone-built former railway house, situated on the banks of the local train line. This deceptively spacious property boasts a large living room and family kitchen/diner to the ground floor, along with three bedrooms and a family bathroom. Retaining many character features, this property offers a fantastic opportunity for buyers to update and personalise to own tastes and requirements. No Upper Chain.



3



1



1



Driveway  
Parking

## Lounge



### DIRECTIONS

satnav users enter: LA9 6QZ

what3words app users enter: span.venues.logbook

### LOCATION

Situated on the banks of the local northern rail line, Station House occupies a relatively peaceful location and enjoys picturesque outlooks onto open fields and farmland. A short walk away is a nearby play park, primary school, convenience store, fish and chip takeaway, public house and of course the train station for links to Oxenholme and Windermere.

The market town of Kendal is a short drive away for a range of amenities, and the Lake District National Park can be reached within 15 minutes.

### DESCRIPTION

The property is approached via a stone-chipped drive, with an electric car charge point, providing parking for two vehicles. Steps ascend to the front door, which opens directly into the kitchen/diner. The room retains many character features, from the exposed wooden beams to the stone chimney breast wall, which houses a multi-fuel stove.

The kitchen is equipped with a wide range of wooden storage units and a single worktop, which incorporates a one and a half sink drainer with a mixer tap. There is an integrated fridge, space for a cooker and plumbing for a washing machine. There is also a useful area beneath the stairs, providing space for household equipment.

A double door opens through into the lounge, which is a naturally light room that extends the full depth of the property. The size and shape of the room allows for a flexible arrangement of furniture, perfect for growing families. Within the lounge is a multi-fuel stove, providing a focal point and warmth.

Stairs from the kitchen/diner ascend to the first-floor split landing, leading to three bedrooms and a bathroom.

There are two spacious double bedrooms located at the top of the landing and both enjoy views towards open fields in the distance. The third bedroom is a generous sized twin or large single room, with space for freestanding furniture.

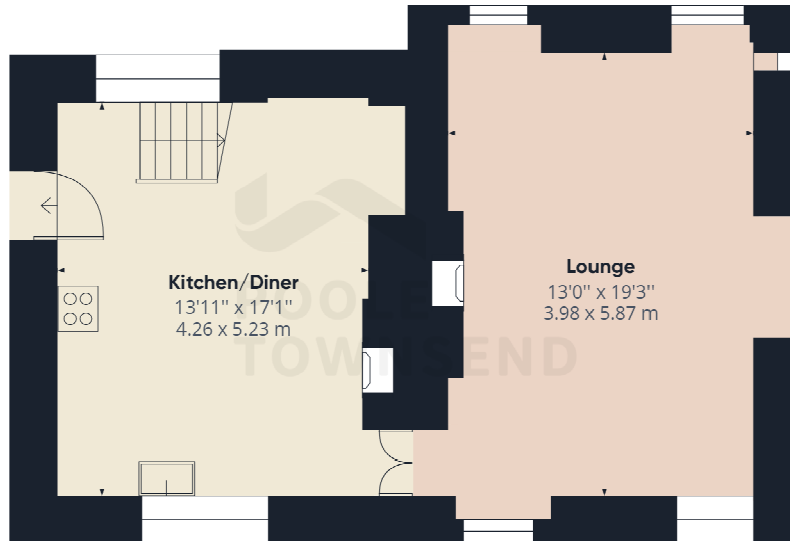
The bathroom is fitted with a three piece suite and comprises of a corner jacuzzi bath with a wall-mounted mixer shower, WC and pedestal wash hand basin.

Two of the three bedrooms and the bathroom have exposed timber floorboards (the twin bedroom is carpeted but retains the timber floorboards beneath), and the landing has a feature stone wall and stained glass window adjoining the bathroom.

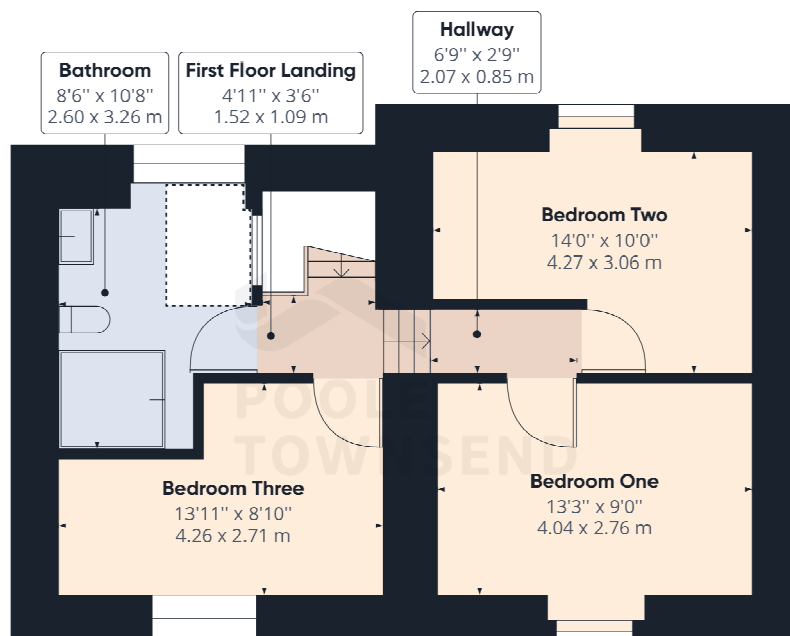
Outside, there is a low maintenance patio garden with colourful shrub borders and stone-chipped parking for two cars.



## Property layout



Ground Floor Building 1



Floor 1 Building 1

Your viewing appointment is on

### Additional information

Council Tax Band: C  
Local Authority: South Lakeland District Council  
Services: Mains gas, electricity and water  
Tenure: Freehold

EPC Rating = E

### Your mortgage arrangements

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Your home may be repossessed if you do not keep up repayments on your mortgage.

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Internet connection and speeds are available

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