



Beech Cottage
Tanpits Lane | Burton | Carnforth | Lancashire | LA6 1HX

BEECH COTTAGE



Nestled in established gardens of c.0.59 acres which afford a good deal of privacy, Beech Cottage is a delightful village property, tucked away off the main thoroughfare, in an edge of village setting, adjoining open fields with some delightful country views.

Although there is evidence of a dwelling here since the 1700s, Beech Cottage as it is now presented has clearly been much altered and extended in the intervening centuries. The current owners moved here in 1982 and set about a program of works to update and extend, having loved the amenity and lifestyle that the garden provided just as much as the house itself; but now, with a heavy heart they are now looking to downsize and move on. Whilst it would be fair to say that any new owners at Beech Cottage will no doubt wish to update the accommodation for the next generation and put their own stamp on the property it is undeniably a charming home offering good space, character, a sunny outlook, attractive views and a private setting all wrapped up in a highly accessible location.

Through a front porch into a double fronted reception room with space for dining and relaxing, snug, dining kitchen, cloakroom, utility room, climbing/hobbies room and garden room. The first-floor landing opens to a reading area/home study, there are three double bedrooms, a fourth single bedroom and a bathroom.

Outside, a long private drive opens to an extensive parking area in front of the property with private gardens stretching out in either direction including an orchard and collection of fruit bushes, a choice of seating area, a pergola and a gazebo. There is also a selection of outhouses including one that would make a super workshop or home office.

A characterful period property, a wonderful opportunity for new owners to take it to the next level of country living.



The house and the garden have both been wonderful for us, we still love everything about it here, but it's now time for us to move on.



Location

Beech Cottage enjoys a private setting, probably unknown by many living in the village itself as it is delightfully tucked away at the edge of the village of Burton in Kendal.

Over the years Burton in Kendal has proved itself to be popular with those working in Kendal and Lancaster as it lies almost equidistant between the two and for buyers seeking ready access to the M6, whether travelling for business purposes, purely for pleasure or for regular family commitments.

There is a vibrant village community; a pub, primary school, church, tennis court, bowling green and Memorial Hall which plays host to a wide range of local groups and clubs. This is an opportunity to enjoy the benefits of a village setting and all-embracing community with excellent access to unspoilt open countryside and first rate road and rail communication links. Access onto the M6 is either at Junction 35 or 36 depending on the direction of travel and there are stations on the main West Coast line at both Oxenholme and Lancaster with a branch line station at Carnforth.

Your day-to-day needs will be well met in the busy town of Carnforth with a choice of supermarkets (Booths, Tesco and Aldi), a busy high street of independent retails and a range of health care providers, the delightful market town and tourist destination of Kirkby Lonsdale is also convenient, it too having a branch of Booth.

For those that love to get out and about in the great outdoors, Burton in Kendal is perfectly placed to visit the neighbouring National Parks of the Lakes and Dales and the local AONBs (Arnsdale and Silverdale for coastal countryside and the Forest of Bowland for open moorland) bringing outdoor adventure within easy reach; whether it's for a gentle ramble or more ambitious hike, for climbing or caving, running, cycling or sailing – it's all accessible.

“ We've really valued the location of the village from a commuting point of view, the access to the motorway is extremely convenient. On the edge of the village, we have a semi-rural setting with good views and privacy but don't suffer any of the inaccessibility or inconvenience that a completely rural position can sometimes bring.





Step inside

Beech Cottage enjoys a sunny aspect with a front elevation that faces south east. Looking out of the windows on the rear elevation, the aspect is over the field towards Farleton Knott and the distant fells of the Eastern Lake District, in spring the field is vivid yellow with buttercups.

Wisteria clads the front porch which has black and white marble tiles laid in a chequerboard pattern, the part glazed outer and inner doors open to a generous double fronted reception room with a beamed ceiling and a pair of lovely square bay windows affording delightful views over the front garden. There's plenty of room for dining and seating in front of the wood burning stove set into a marble fireplace. An inviting snug runs along the rear elevation and has a maple wooden strip floor, attractively laid on the diagonal. The dual aspect gives views of both the garden and field and with a beamed ceiling, it's a cosy room for hunkering down in front of the second wood burning stove.

The dining kitchen is welcoming and has windows front and back, an aspect (and handy door) to the front garden and a view out across the adjacent fields. A cloakroom leads off as does the utility room, through which you'll find the "climbing room" built for a challenging practice session. The space is versatile and could be adapted to the room you most need in your life – a playroom, office, sewing room or library. Walking through and out to the garden room which enjoys super views of the surrounding garden and over towards Farleton Knott.

Open stairs lead from the snug to the first floor where the landing opens out to a wider space, with a comfy chair strategically placed to take a quiet moment and enjoy a book, the papers, catch up on emails or simply appreciate the view out over the fields with the distant eastern Lakeland fells as a backdrop.

There are three double bedrooms, a couple having fitted wardrobes. The bathroom has a maple wood strip floor and a pampas coloured suite of bath, shower cubicle, wash basin and loo, along with a useful airing cupboard.

“Beech Cottage has been a wonderful place to have friends over – there's plenty of room, both inside and out in the garden too for entertaining, good parking for everyone as well.



















Step outside

Private and ensconced in wonderfully varied, well stocked and established gardens that amount to a generous c.0.59 acres Beech Cottage is as much about the garden as it is about the house.

It's the sort of tucked away setting that probably even many locals are unaware a house even exists, such is the effective screening that the planting affords. A beech hedge runs alongside the long straight drive which then opens up to a generous parking and turning area in front of the property. Laid with stone flags and sets it makes an attractive foreground for this character home. The gardens then extend in either direction.

To the east is the delightful orchard which offers an autumnal harvest of apples (both eating and cooking) and damsons. Looking out to the orchard is a workshop/potential home office (with power and light), a small detached store and a row of outhouses as well as a couple of open fronted log stores. Paths lead to a wooden pergola over a seating terrace, which, adorned by a scented climbing rose makes a lovely place to sit in spring with a cup of tea and admire the carpets of bulbs under the orchard trees.

The western garden includes a lawn with a more substantial shingle clad gazebo offering shelter from the rain together with a super aspect of the garden and a distant view over to Farleton Knott. This section of the garden has a selection of fruit bushes (raspberries and gooseberries), a bog garden and a versatile wooden garden shed which has power and light.

Overall, it's a lovely garden for children to play, for eating outdoors, for barbecues, reading a book with a coffee or for growing your own vegetables.

There's external lighting and a water tap.

“ The sun is on the front elevation more or less all day until late afternoon with the top end of the garden getting the last of the day's sun. We've built a few stone seats around the garden, and a stone table so we've a choice of places to sit and enjoy different aspects.

The orchard is an absolute picture right through spring; over the years we've taken so many photos of it, it's beautiful, we don't mow until mid to late April to encourage next year's blooms.

We get lots of wildlife passing through and also a wide variety of garden birds; sparrow hawks, green and greater spotted woodpeckers, blue tits, greenfinches, bullfinches and families of longtail tits.





Beech Cottage

Approximate Gross Internal Area : 229.77 sq m / 2473.22 sq ft

Outbuildings : 9.73 sq m / 104.73 sq ft

Total : 239.50 sq m / 2577.95 sq ft



First Floor

Outbuildings



Ground Floor



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

FURTHER INFORMATION

On the road

Carnforth	4.66 miles
Kirkby Lonsdale	7.9 miles
Lancaster	11.5 miles
Kendal	11.7 miles
Windermere	19.17 miles
Preston	31.82 miles
Manchester	64.21 miles

Transport links

M6 J36	3.9 miles
M6 J35	4.2 miles
Oxenholme station	9.3 miles
Manchester airport	71.42 miles
Liverpool airport	76.95 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Rail Journeys



Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

There is also a station at Carnforth which lies on the Bentham and Furness lines and has regular services to Manchester airport.

Directions

what3words.scanty.crest.contact

Use Sat Nav LA6 1HX with reference to the directions below:

From J36 M6 take the A65 signposted for Kirkby Lonsdale, at the mini roundabout take the third exit onto the A6070. Proceed straight over the mini roundabout (there's a useful collection of shops here as well as an auction house and veterinary surgeon) and continue. You'll pass signs for Holme and drive through the hamlet of Clawthorpe and into Burton in Kendal. After passing the church on your right, turn right onto Tanpits Lane. It's a gentle hill, proceed to the bottom and as the road bears round to the left, take the middle driveway entrance to Beech Cottage, marked with a house name sign.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as follows: Whirlpool electric oven and Hotpoint hob. Available by way of further negotiation are free standing domestic appliances.

Internet Speed

Broadband

Superfast speeds available from Openreach of 80Mbps download and for uploading 20 Mbps.

Available in the village is full fibre gigabit broadband from B4RN (Broadband for the Rural North) www.B4RN.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed. Prospective purchasers are advised to contact B4RN and make their own enquiries as to installation.

Mobile

Indoor: EE, Three and Vodafone reported as 'limited' for both Voice and Data services. O2 are reported as 'likely' for both Voice and Data services.

Outdoor: EE, Three, O2 and Vodafone reported as 'likely' for both Voice and Data services.

Broadband and mobile information provided by Ofcom.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler located in the kitchen.

Local leisure activities

Historic houses to visit - Sizergh Castle and Hill Top (National Trust), Levens Hall, Leighton Hall, Holker Hall and Blackwell
There is a wealth of outdoor pursuits to enjoy in the Lake District and Yorkshire Dales including climbing, caving, wild swimming in the lakes and tarns, sailing and boating (Royal Windermere Yacht Club and Windermere Motor Boat Racing Club) and water sports with equipment hire at Fell Foot Park, Newby Bridge
In Lancaster and Kendal there are live theatres, cinemas, museums and historic buildings

Places to eat

Informal dining, cafes and pubs
The Kings Arms Hotel, Burton in Kendal
The Plough, Lupton
The Longlands Inn and Restaurant, Tewitfield
The Hare and Hounds and Levens Kitchen, both at Levens
Old School Brewery, Warton
The Tavern, Hale
Avanti, The Sun Inn, The Royal Hotel, Platos and No.9, amongst others, all in Kirkby Lonsdale

Fine dining restaurants
Quite Simply French and Now or Never by Journey Social, Lancaster
Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Heft, High Newton
The Old Stamp House Restaurant, Ambleside
Forest Side Hotel, Grasmere

Great walks nearby

point nearby. It's also a lovely walk up through the woods of the adjacent hamlet of Dalton to the trigonometry point on Burton Fell. Further afield, this is a great location for day trips with two National Parks and two AONBs as well as the scenic beauty of undulating Lune Valley to explore. Within the Lake District there are 214 Wainwright fells to conquer as described in Alfred Wainwright's seven-volume "Pictorial Guide to the Lakeland Fells". They all lie within the boundary of the National Park and all but one (Castle Crag) are over 1,000 feet (304.8 m) in height. In the opposite direction and heading into Yorkshire there are the mighty Three Peaks (Ingleborough, Wharfedale and Pen-y-ghent) to climb, although possibly not all in one day as some people do!

Schools

Primary
Burton Morewood CoE Primary Academy, Burton
Holme Primary School, Carnforth
Yealand CoE Primary School, Carnforth
Milnthorpe Primary School, Milnthorpe

Secondary
Carnforth High School, Carnforth
Queen Elizabeth School and QESTudio, Kirkby Lonsdale
Dallam School, Milnthorpe
The Queen Katherine School and Kirkbie Kendal School, both in Kendal

Further Education
Lancaster University
University of Cumbria (campuses in Ambleside, Carlisle and Lancaster)
Lancaster and Morecambe College
Kendal College

Guide price £ 6 2 5 , 0 0 0

Westmorland and Furness Council
Council Tax band G

Tenure - Freehold



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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Fine & Country
Tel: +44 (0)1524 380560 | sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire LA1 1YN

