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Local, Professional Property Services

# 1 Chester Terrace – Burton in Kendal



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Freehold £155,000



## Features

- No onward chain
- A Grade 2 listed home
- Two double bedrooms
- Bursting with character, charm and original features
- A divorced garden to enjoy

A charming Grade II listed two-bedroom period home, rich in character and original features throughout. Showcasing beautiful oak beams and an attractive frontage, this unique property offers a wonderful opportunity to create a truly special home. Ideally located in the heart of Burton-in-Kendal, local amenities and transport links are conveniently on the doorstep. Upon entering, you are welcomed into a cosy living room, perfect for relaxing with family and friends around the feature gas fireplace set within a stone surround. A striking wood and iron spiral staircase rises elegantly to the first floor, adding to the home's distinctive charm. The kitchen follows, fitted with

modern storage units and offering space for a dining table, ideal for both everyday living and entertaining. Beyond lies a bright bathroom, with access to the courtyard via a useful vestibule. Upstairs, the property offers two double bedrooms, one enjoying front-facing views and the other overlooking the rear, both benefitting from an abundance of original character features. A separate garden, located just a short stroll away, enjoys sunshine from late morning through to sunset. Enclosed by traditional stone walling, it provides a peaceful and private retreat. Currently filled with wildflowers and grasses, it presents an

excellent opportunity to create your own outdoor haven, with space to relax and enjoy the tranquillity of the surroundings. The village of Burton in Kendal benefits from a friendly village shop and Post Office and a well regarded local primary school, rated GOOD by Ofsted. There are close transport links to the M6 motorway, Kendal and Lancaster with easy access to Morecambe Bay, the Lune Valley, The Lake District and the Yorkshire Dales. Burton in Kendal also offers tennis courts, a bowling green and the memorial hall - there is a great sense of community engagement. A regular bus service runs hourly through the village from Lancaster to Keswick.



## GROUND FLOOR

Living room - Stepping into the cosy living room, there is ample space to relax with family and friends around the feature gas fireplace, set within a charming stone surround. Exposed oak beams add character to the ceiling, while a striking wood and iron spiral staircase rises gracefully to the first floor. A cleverly positioned window through to the kitchen allows natural light to flow between the spaces. Two discreet cupboards house the gas and electric meters, maintaining a neat and uncluttered feel. Additionally, a well-concealed trapdoor provides access to bedroom one above, offering a practical solution for moving larger furniture between floors.

Kitchen - A modern kitchen fitted with cream shaker-style base and wall units, complemented by wood-effect work surfaces and mosaic-style splashbacks. Integrated appliances include an oven, dishwasher, and electric hob with an extractor hood above. Characterful oak beams provide a nod to the home's heritage, while a window offers pleasant outlooks. A door leads through to the vestibule and bathroom beyond, and there is ample space to accommodate a dining table for more formal meals.





Bathroom - Originally converted from the former outhouse, this bathroom features a bath with shower attachment, WC, and a hand basin with tiled splashbacks. An extractor fan provides ventilation, while a window allows natural light to brighten the space.

Vestibule - Connecting the kitchen and bathroom, this bright and practical space offers floor-to-ceiling cupboard storage, which also houses the boiler. A door provides direct access to the courtyard outside, enhancing both convenience and natural light.

#### FIRST FLOOR

Bedroom 1 - A front-facing double bedroom featuring wooden flooring and original oak beam detailing, adding warmth and character. A standout floor-to-ceiling built-in wardrobe, crafted from reclaimed materials, provides generous and practical storage space.

Bedroom 2 - Benefitting from rear-facing views, this light and airy double bedroom features wooden flooring, creating a bright and welcoming space.

Landing - A versatile landing area providing access to the spiral staircase, as well as a staircase leading up to the insulated attic, complete with an exposed wooden floor.

#### Externally

The separate garden (approx. 8m x 3.5m) is located just a short stroll away and enjoys sunshine from late morning through to sunset, complete with a decked seating area. Enclosed by traditional stone walling, it offers a peaceful and private retreat. Currently filled with wildflowers and grasses, it provides a wonderful opportunity to create your own outdoor haven, with space to relax and enjoy the tranquillity of the surroundings.



#### Useful Information

Property built - approx. late 17th century.

\*Grade 2 listed\*

Tenure - Freehold.

Council tax band - B (Westmorland and Furness Council).

Electric - Mains.

Heating - Gas central heating.

Drainage - Mains.

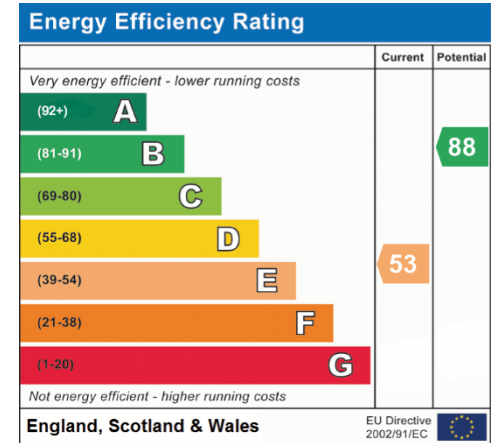
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