



West View
High Street | Burton In Lonsdale | Carnforth | LA6 3JP

Welcome to West View, High Street, Burton in Lonsdale, Carnforth, LA6 3JP

West View enjoys an enviable setting in the heart of the thriving village of Burton in Lonsdale, where a strong sense of community meets some of the North's most picturesque countryside. Nestled on the edge of the Yorkshire Dales and surrounded by beautiful walking and cycling routes, the village offers the perfect balance for a rural lifestyle: the shop and pub are both community owned, there are great sports facilities and easy access to the transport network and larger market towns; all combining to create a lifestyle that is both well-served and welcoming.

At the heart of this charming characterful property is a sociable living kitchen, where a breathtaking view of Ingleborough, one of Yorkshire's most iconic landmarks, forms the backdrop with defined but connected areas for cooking, dining and seating. A series of four distinctive reception rooms provide flexibility for entertaining, home working and relaxation, while five bedrooms and three bath/shower rooms provide room to spread out and accommodate overnight guests. At every opportunity, original period features blend effortlessly with modern comforts, creating a home of appealing warmth, character and flexibility ready to adapt as modern family life evolves.

Outside, the west-facing garden is a true highlight. Graced by uninterrupted views of Ingleborough, it offers space for children to play, family and friends to gather and dogs to explore. In all, c.0.33 acre.

“ With our three children all grown up, we feel it is time to step aside and provide another family with the opportunity to explore, grow and develop within this wonderful home and setting. It is a very special, happy place to live.







Location

Rarely does a location combine such a strong sense of community and idyllic countryside surroundings with easy access to major road and rail networks, allowing residents to enjoy village life without compromising on work or social connectivity.

Tucked into the hillside above the River Greta, the Conservation Area of Burton in Lonsdale nestles on the edge of the Yorkshire Dales. A picturesque and sought after village referred to as both “the first and last village in Yorkshire”, it offers what many villages don’t these days, a village shop with part time Post Office and a pub, both of which are community owned, a busy village hall and great sports facilities, all of which are valuable resources for the thriving local community.

For those who enjoy getting out and about in the great outdoors, Burton in Lonsdale is perfectly positioned to discover the spectacular landscapes of the Yorkshire Dales, Forest of Bowland and nearby Lake District. Excellent walking, cycling and riding routes can be enjoyed directly from the doorstep.

Despite its relatively rural setting, the village is well connected. The market towns of Kirkby Lonsdale, Settle and Ingleton are all within easy reach, offering a wider range of shops, cafés, restaurants and services. Access to the road network (particularly the M6 motorway and A65), is combined with local railway stations to offer convenient access to many larger towns and cities making this a viable location for commuters seeking a village lifestyle.



“ I never tire of walking from the village shop towards the house and seeing Ingleborough rise up majestically behind our home. It is a privilege to live in such close proximity to its beauty and grandeur.

West View is a wonderful place for dogs and children alike with great opportunities for outdoor adventure: climbing hills, exploring the Lakes, kayaking, ghyll scrambling, sailing, abseiling, caving. The proximity to the Lakes and Yorkshire Dales means there is always a new challenge waiting, and a new spectacular view to take your breath away.



Step inside

Believed to date back to the mid-1700s and full of character and period features, West View offers an attractive range of beautifully proportioned rooms, thoughtfully arranged to provide both versatility and comfort for modern living whether you have a growing family to house, or are a couple looking to embrace space for home working, hobbies or entertaining.

What makes West View unique is the preservation of its original period features which are present throughout. Wide pitch pine floorboards, wall panelling, traditional panelled doors, window seats and period shutters, exposed beams and stonework, working and feature fireplaces, period cupboards, original wash basins and an enchanting assortment of nooks and crannies, collectively all emphasise the house's period credentials and create a home of exceptional warmth, character and enduring appeal. Modern conveniences sit alongside these features and ensure that it's also a practical and comfortable house to occupy and manage for modern life.

At its heart lies the appealing living kitchen, a warm and inviting space perfect for family time and socialising alike. The country-style kitchen is centred around a traditional Aga, complemented by bespoke pine cabinets that lend both character and practicality. Partially open to the kitchen is a wonderfully light-filled informal dining area, where expansive views towards Ingleborough create a spectacular backdrop. French doors open directly onto the seating terrace with large garden beyond, connecting the house with the panoramic landscape. Flowing naturally from the dining area is the snug; a cosy and welcoming retreat to gather beside the fire. For more formal occasions, a separate dining hall provides not only a great first impression but a smart setting when entertaining, offering an atmospheric space in which to host dinners and celebrations. The principal sitting room is a room of timeless distinction, showcasing an impressive mantelpiece around the open grate and a wealth of period features including a fine barrel-backed shelved alcove, traditional wall panelling

and formal ceiling plasterwork. Beyond the sitting room lies a further reception room, currently used as a library and music room; it would make an ideal home office or dedicated hobbies room allowing future owners the flexibility to tailor the space to their individual requirements. To ease the demands of modern family life, practicality is equally well considered, with an exceptionally useful pantry featuring original stone slab bench and storage shelves, together with a combined cloakroom and laundry room.

The first floor is approached via one of two characterful staircases at either side of the house, a distinctive feature that enhances charm and brings versatility and flexibility to the layout. This arrangement allows the bedroom accommodation to be configured in various ways, lending itself equally to family living, guest accommodation or multi-generational occupation.

The first floor offers four bedrooms served by two bathrooms, both with individual character. The size of one is a complete surprise and manages to accommodate not only a large rainfall shower but a free-standing bath as well creating a decadent feel.

The stairs continue to the second floor via a half landing, spacious enough for a desk, hobbies area or quiet nook for a favourite reading chair. Alighting from the top step and the final reception room reveals itself: the converted attic room has exposed roof timbers, a wood burning stove and is naturally well lit, thanks to the provision of four large Velux skylights, including one that folds out to create a balcony effect; where better to sit and admire the breathtaking, uninterrupted view of Ingleborough? A super space for teenagers and family time, there is the convenience of a shower room on this floor as well as a double bedroom offering the option of using it as a semi-independent suite for guests or family. It has a more contemporary aesthetic which contrasts with the traditional feel of the rest of the house.

“ West View has adapted beautifully around our growing family with plenty of space for students to find a quiet place to work, for teenagers to feel independent, for budding musicians to discover their art, for groups of friends to enjoy parties and camp-outs in the garden, and our favourite, the big family dinners and games nights in that fabulous kitchen.

Having brought up three children at West View, there wasn't always the time or opportunity for date nights. At West View, the variety of reception rooms meant we were always able to create our own special 'date night' within our home. Whether that was enjoying an aperitif on the balcony on the top floor, overlooking Ingleborough; or a more formal dinner in the dining room, followed by a night cap in the study; or a sundowner on the terrace overlooking that magical view, followed by a less formal kitchen supper and movie in the snug.







Step outside

When asked what it was about West View that first attracted the vendors all those years ago, they replied “the view, completely and utterly the view. We liked the village and the look of the house, but on our first viewing as we walked through the house, we reached the kitchen and saw the view. We were sold.”

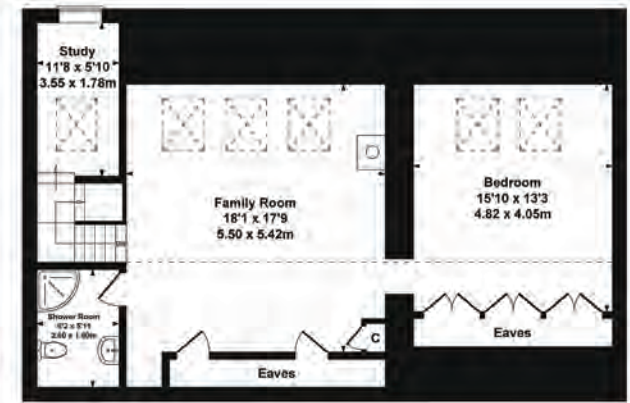
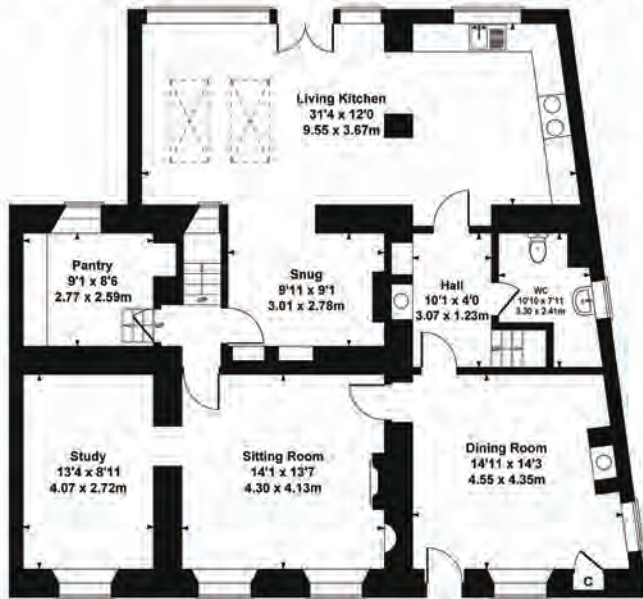
In total there is c. 0.33 acres, most of which is situated to the rear of the house. At the front though, West View faces east to capture the morning sun and is set back and partially screened from the road by an established hedge and planting.

A unique selling point is the back garden which is accessed either through the house or off the shared private access at the side. Facing west, life here is dominated by the captivating backdrop of Ingleborough rising in the distance. The enclosed garden is the ideal playground for children and dogs with space to park, a seating terrace for long leisurely lunches that drift into evening drinks, and a large gently rolling lawn with room for ball games, garden parties, camping and bonfires. Fruit trees offer a crop of apples, pears, plums and damsons. A shed provides practical storage for your garden furniture and kit.



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Approximate Gross Internal Area 3208 sq ft - 298 sq m (Excluding Eaves)



GROUND FLOOR

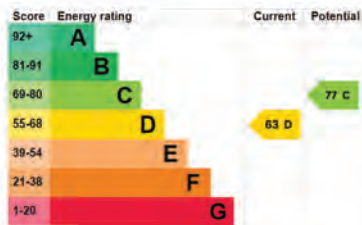
FIRST FLOOR

SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 4270819 Registered Office: Ellerthwaite Square, Windermere, Cumbria, LA23 1DU. Printed 17.06.2026



FURTHER INFORMATION

On the road

Ingleton	2.7 miles
Kirkby Lonsdale	5.7 miles
Settle	13.1 miles
Lancaster	15.3 miles
Kendal	18.7 miles
Bowness on Windermere	26.8 miles
Manchester	66.2 miles
Transport links	
M6 J36	11.4 miles
M6 J34	13.3 miles
Bentham railway station	2.6 miles
Wennington railway station	3.3 miles
Lancaster railway station	15.8 miles
Oxenholme railway station	16.3 miles
Leeds Bradford airport	47.0 miles
Manchester airport	75.7 miles
Liverpool airport	80.8 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.

Internet Speed

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](https://www.ofcom.gov.uk)

Full fibre gigabit broadband is currently connected from B4RN (Broadband for the Rural North) www.b4rn.org.uk. All B4RN customers receive gigabit (1,000Mbps) speed.

Directions

what3words [commit.glory.arranged](#)
Download the what3words App or go online for directions straight to the property.

Rail Journeys

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

Additionally, there are stations at Bentham and Wennington on the Bentham Line, which runs between Leeds and Morecambe via Skipton..



Services

Mains electricity, gas, water and drainage. Gas fired central heating from an Ariston combination boiler (new in 2025). Gas fired Aga.

Included in the sale

Fitted carpets, curtains, curtain poles, shutters, blinds and light fittings.

Free standing appliances are available by way of further negotiation: Whirlpool fridge, Bosch dishwasher, Bosch washing machine, Blomberg condenser dryer and a freezer.

Please note

There is documented right of access along the private drive to West View. There is no formal responsibility to share repair and maintenance, but informal contributions have been made on an 'as and when' basis.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

North Yorkshire Council

Council tax band – D

Tenure - Freehold

Guide price £750,000

Places to visit

In the village hall there are regular cinema nights, live music events, craft and bake sales.

Between them, there are theatres, cinemas and arts centres in Settle, Lancaster and Kendal.

White Scar Cave, Ingleton - the longest show cave in England.

Historic houses open to the public - Leighton Hall, Levens Hall, Sizergh Castle (National Trust) and Holker Hall.

Places to eat

The Punch Bowl Inn, a community owned pub within strolling distance
Travelling Fish & Chips and pizza vans take it in turns to visit the village on a weekly basis

La Tavernetta, Seasons Bakery (a fabulous artisan bakery) and Country Harvest (café, farm shop and deli) amongst many others at Ingleton

The Old Saw Mill, Clapham

Rind (pizza restaurant adjacent to the Courtyard Dairy a nationally renowned artisan cheese shop) near Settle

The Game Cock, Austwick

The Royal Hotel, The Royal Barn, Avanti, Sun Inn and the Milking Parlour (artisan ice cream) amongst others in Kirkby Lonsdale

The Highwayman, Burrow

The Lunesdale Arms, Tunstall

The Plough, Lupton

Special occasions

No.9 in Kirkby Lonsdale

The Traddock, Austwick

The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster

L'Enclume and Rogan and Co, both in Cartmel

Gilpin Hotel and Lake House, Linthwaite House and The Samling, all in Windermere

Great walks nearby

For a daily dog walk, the owners recommend a couple of routes straight from the door. Firstly, down to the River Greta and through the woods, rising up to Clifford Hall and then circling back to the house. Secondly, through the gate at the bottom of the garden and onto the footpath which crosses the field opposite, this then links to Barnoldswick Lane from where you can loop back to the house.

Local well-known walks: The Ingleborough Estate Nature Trail from Clapham is a lovely route and the gateway to the country's finest limestone scenery, including Ingleborough Cave, Trow Gill gorge, Gaping Gill pothole, Norber Erratics, Limestone Pavements and ultimately the summit of Ingleborough. Ingleton Waterfalls Trail is a well-known circular route of five miles beginning and ending in Ingleton. The trail leads through wonderful woodland and passes some of the most spectacular waterfall scenery (seven in total). The Lune Valley Ramble is a delightful, recognised route of 16.5 miles tracing the course of the River Lune's lower reaches through some beautiful lowland countryside.

Easily accessible for day trips and providing considerable opportunities for outdoor adventure, there are two areas of protected National Landscape (the Forest of Bowland and Arnsdale & Silverdale) and two National Parks (the Yorkshire Dales and the Lake District, the UNESCO World Heritage Site).

If you prefer sea air, then the coastlines of North Lancashire and Cumbria have stunning beaches and impressive promenades to enjoy.

Sport and recreation

Burton in Lonsdale Recreation Ground and sports pavilion. There is a football pitch, Multi Use Games Area (MUGA), bowling green, outdoor gym and children's playpark.

The village hall hosts pilates classes and table tennis matches.

There is a wealth of outdoor pursuits available locally whether you go it alone or join a club – walking and running, cycling, climbing, pot holing as well as clubs for football, rugby, cricket, tennis and bowls.

BMX Pump Track, Ingleton.

Gyms at Ingleton, Cowan Bridge and Kirkby Lonsdale.

Swimming at Kirkby Lonsdale Health and Spa Club, Settle Area Swimming Pool and at the charismatic outdoor pool in Ingleton during the warmer months.

Horse livery - Rest Harrow Equestrian, Burrow and Greenhall Riding Centre, Tatham. Golf clubs in Giggleswick, Benthams, Casterton, Kirkby Lonsdale, Lancaster and two in Kendal.

Schools

Primary

Bentham Community Primary School

Melling St Wilfrid CoE Primary School

St Mary's CoE Primary School, Kirkby Lonsdale

Leck St Peter's CoE Primary School

Ingleton Primary School

Sedbergh Preparatory School, Casterton (independent)

Giggleswick Preparatory School (independent)

Secondary

Queen Elizabeth School and QESstudio, Kirkby Lonsdale

Settle College

Lancaster Royal Grammar School and Lancaster Girls'

Grammar School

Ripley St Thomas CoE Academy

Giggleswick School (independent)

Sedbergh School (independent)

Further Education

Lancaster University

University of Cumbria (Lancaster campus)

Lancaster and Morecambe College

Kendal College

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