

Burton

£150,000

Shoemakers Cottage , Main Street, Burton, Carnforth, LA6 1NA

A fantastic opportunity to purchase this charming cottage, ideally positioned in the heart of Burton. Offering a wealth of potential, the property provides accommodation comprising a comfortable double bedroom, an open-plan living kitchen area and the added benefit of off-street parking.
Whilst the cottage would benefit from some modernisation and updating, it presents an excellent opportunity for a purchaser to put their own stamp on the property and create a lovely home tailored to their own tastes and style.
Ideally suited to first-time buyers looking to step onto the property ladder, or those seeking a charming countryside bolt hole, this delightful cottage offers plenty of scope and potential in a desirable village location.

Quick Overview

- One Bedroom Cottage
- Open Plan Living Room
- Off Street Parking
- No Chain Delay
- Sought After Village Location
- Easy to Maintain Patio Garden
- Excellent Transport Links Nearby
- Local Amenities In Close Proximity
- Ideal Bolt Hole Or First Time Buy
- Ultrafast Broadband Available*

Property Reference: C2736

1	1	1	F	*Ultrafast Broadband*	*Off Street Parking*



Kitchen Area



Open Plan Living/ Dining/ Kitchen



Open Plan Living/ Dining/ Kitchen



Burton-in-Kendal is a charming and highly desirable village in south Cumbria, beautifully set amidst picturesque countryside and rolling hills. Combining rural tranquillity with a strong sense of community, the village offers an appealing lifestyle for families, professionals and retirees alike.

Despite its peaceful rural setting, Burton-in-Kendal enjoys excellent transport connections. Conveniently located just off Junction 36 of the M6, the village provides easy access to the wider North West, including Manchester and Glasgow. Oxenholme and Carnforth railway stations are both within easy reach, offering direct rail connections to destinations including London and Edinburgh. The 555 bus service also provides convenient links to surrounding towns and communities.

With its attractive village setting, beautiful natural surroundings, strong community spirit, excellent schooling and superb connectivity, Burton-in-Kendal offers the perfect balance of countryside living and everyday convenience making it a wonderful place to call home.

Step inside this charming and quaint cottage, offering an open-plan layout and plenty of potential for someone looking to put their own stamp on a property.
The living room area provides a cosy and welcoming space, with a feature fireplace creating an attractive focal point to the room. The kitchen is fitted with a range of neutral coloured units and complementary worktops, providing a practical space with room for appliances. There is also an electric oven and gas hob, making this a functional kitchen ready for someone to personalise to their own taste.

From the ground floor, access leads out to the rear patio garden, providing a lovely spot to enjoy some outdoor space.

Heading upstairs to the first floor, you will find a separate WC with wash hand basin. The bedroom is a good-sized double room, offering a comfortable sleeping area and the added benefit of its own wash hand basin and separate shower cubicle, providing useful facilities within the bedroom itself.

Externally, the property benefits from parking to the front, while to the rear is a low-maintenance patio garden. The garden is complemented by established shrubs and plants, with space for additional potted plants and outdoor furniture, creating a pleasant area for relaxing or enjoying some fresh air without the demands of a large garden.

This property full of potential, while the cottage would benefit from some updating, it offers an excellent opportunity for a buyer to create a home to suit their own style and requirements. Whether you are searching for a cosy bolt hole, a retirement retreat or your first step onto the property ladder, this charming cottage could be just what you are looking for.

Accommodation with approximate dimensions

Open Plan Living Kitchen Room 10' 0" x 15' 0" (3.05m x 4.57m)
Bedrooom 10' 0" x 10' 1" (3.05m x 3.07m)
Bathroom

Property Information

Tenure Freehold
Council Tax Westmorland and Furness Council. - Band B.

Services Mains gas, water and electricity.

Directions Leaving Carnforth on the A6 travelling north. At the third roundabout take the 2nd turning signposted towards Burton. Proceed along this road into Burton and continue along the main street. Shortly after the Royal Oak Hotel, the property can be found on left hand side of the road at the junction joining Neddy Hill.

What3Words ///fills.civil.lifetimes

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom



Bedroom



Patio Garden

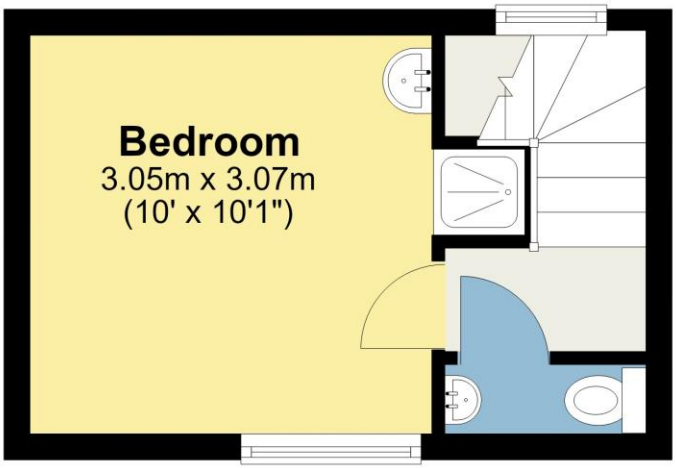


Patio Garden

Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:

Plan produced using PlanUp.

Shoemakers Cottage, Main Street, Burton, Carnforth

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