

Field Edge, Heronsyke

£530,000

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Field Edge

Heronsyke, Carnforth

An exceptional period detached family home set on the fringe of Burton-in-Kendal, enjoying a peaceful semi rural setting with far reaching countryside views and a high degree of privacy. Burton-in-Kendal is a well regarded village offering a range of local amenities including a primary school, village shop, church and popular public house, while being conveniently positioned just a short drive from Junction 36 of the M6, providing excellent transport links to Kendal, Lake District National Park, Lancaster and beyond.

The accommodation is both spacious and full of charm, with two welcoming living rooms, each centred around a log burning stove and complemented by exposed beams and characterful detailing, creating warm and inviting spaces to relax and entertain. A separate dining room flows through to the rear living room and on to a light filled conservatory overlooking the garden, providing an ideal setting for family gatherings and enjoying the surrounding views throughout the seasons. The fitted kitchen is well appointed with ample storage and generous worktop space, with direct access to the garden enhancing the sense of indoor outdoor living. To the first floor, there are four well proportioned double bedrooms, all bright and airy with pleasant outlooks, served by a family bathroom.

Externally, the property truly excels. The large lawned garden is beautifully established with mature planting, creating a private and tranquil setting that backs directly onto open countryside. There is ample off road parking to the front, along with a garage incorporating a workshop and tool store and a further garage currently divided into a store and fuel store. These outbuildings offer exciting potential for conversion to a home office, studio or annex, subject to the necessary consents.

- Period detached family home on the fringe of Burton-in-Kendal
- Four spacious double bedrooms
- Two reception rooms, both with log burning stoves
- Separate dining room, fitted kitchen and conservatory overlooking the garden
- Private setting with far-reaching countryside views
- Expansive lawned garden with established planting, greenhouse and bordering open fields
- Ample off road parking and garage with workshop and tool store
- Additional garage currently used as store and fuel store
- Well maintained with double glazing and oil heating, offering scope to update/extend
- A superb, well balanced home offering versatile living accommodation ideal for family life

From Junction 36 of the M6 motorway take the A65 exit in the direction of Kirkby Lonsdale. At the first roundabout take the third exit onto the A6070 heading south towards Burton in Kendal. Pass through the village and continue past the turning on the right to Yealand for approximately 150 meters and the entrance to Fields Edge is located on the left. WHAT3WORDS:circles.lived.bulletins
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:









PORCH
2′ 2″ x 5′ 8″ (0.66m x 1.73m)

HALLWAY
8′ 7″ x 3′ 6″ (2.61m x 1.06m)

LIVING ROOM
10′ 6″ x 11′ 1″ (3.20m x 3.39m)

DINING ROOM
10′ 9″ x 8′ 11″ (3.28m x 2.73m)

LIVING ROOM
10′ 6″ x 14′ 1″ (3.20m x 4.29m)

KITCHEN
11′ 3″ x 12′ 6″ (3.43m x 3.81m)

CONSERVATORY
11′ 11″ x 9′ 8″ (3.63m x 2.95m)

LANDING
2′ 4″ x 5′ 7″ (0.70m x 1.71m)

BEDROOM
11′ 4″ x 12′ 8″ (3.46m x 3.85m)

BEDROOM
10′ 8″ x 7′ 9″ (3.26m x 2.37m)

BEDROOM
11′ 0″ x 8′ 11″ (3.36m x 2.71m)

BEDROOM
13′ 2″ x 9′ 11″ (4.02m x 3.01m)

BATHROOM
3′ 7″ x 6′ 0″ (1.10m x 1.83m)

GARAGE
16′ 2″ x 12′ 1″ (4.93m x 3.68m)

TOOL STORE
9' 3" x 12' 1" (2.82m x 3.69m)

WORKSHOP
7' 4" x 12' 2" (2.24m x 3.72m)

BOILER HOUSE
5' 7" x 5' 3" (1.71m x 1.60m)

STORE
13' 6" x 7' 7" (4.11m x 2.32m)

EXTERNAL W.C.
3' 1" x 0' 6" (0.94m x 0.15m)

SERVICES
Mains electric, mains water, non mains drainage, oil central heating.

EPC RATING E

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS
Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

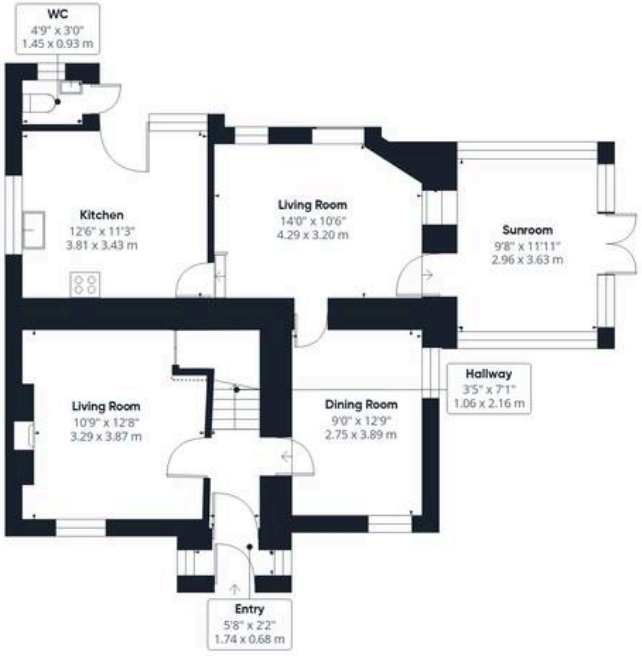












Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Ground Floor Building 3

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Approximate total area(1)

1926 ft²

179 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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