



Burton In Lonsdale

£390,000

The Joiners, Duke Street, Burton In Lonsdale, Carnforth, LA6 3LG

Welcome to The Joiners, a beautifully renovated three bedroom property located in the peaceful and picturesque village of Burton in Lonsdale. This exceptional home has been carefully restored throughout to a high standard, thoughtfully combining modern finishes with original period features.

Set in a quiet location with the benefit of two private parking spaces, this property is ideal for those seeking a tranquil lifestyle in the countryside, without compromising on comfort or quality.

Quick Overview

Beautifully Renovated Throughout
 Three Double Bedrooms
 Modern Kitchen Diner
 Utility Room and Cloakroom
 Private Off Road Parking
 Charming Village Location
 Well Laid Out Over Three Floors
 Private Garden
 No Onward Chain
 Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3667



Kitchen



Kitchen



Utility Room



Living Room

As you enter through the front door, you are welcomed into a bright and airy entrance hall with glass balustrade and original beams that sets the tone for the rest of the home. Immediately to the left is a well designed utility room, fitted with base unit, complementary worktops, a tall built in cupboard for storage, a stainless steel sink, and space for a washing machine. Next to the utility is a convenient cloakroom, featuring a WC and sink, providing added practicality for guests and day to day living.

Continuing through the ground floor, the living room is a warm and inviting space, enhanced by an exposed stone wall and a traditional log burner that creates a cosy atmosphere. Large windows fill the room with natural light, making it a comfortable place to relax at any time of the day.

The kitchen diner is a highlight of the home, offering a perfect balance of contemporary design and functionality. It features sleek white cabinetry, a stainless steel sink unit, and a full range of high quality integrated Neff appliances including a dishwasher, fridge, freezer, oven, and a four ring induction hob. The layout provides space for dining and entertaining, making it ideal for modern family life or hosting friends.

Accessed from the entrance hall, a door leads down to the cellar, which offers additional storage and houses the boiler.

The staircase leads to the first floor where you will find two comfortable double bedrooms. The second bedroom is positioned at the front of the property and benefits from pleasant views and natural light. Bedroom three also offers generous proportions and features a decorative fireplace that adds character and charm. Bedroom three also includes a mezzanine storage space with lighting and accessed via ladder. The family bathroom on this level is beautifully appointed with a four piece suite, including a bath, separate shower, vanity sink and WC, all complemented by attractive feature tiling.

A further staircase leads to the top floor where the principal bedroom is located. This delightful double bedroom enjoys a vaulted ceiling, it also benefits from its own modern ensuite bathroom, fitted with a shower, vanity sink and WC.

Outside, the property enjoys two private parking spaces to the front and a detached peaceful garden, a rare and valuable feature in such a desirable village location.

Burton in Lonsdale is a charming North Yorkshire village situated just outside the Yorkshire Dales National Park and close to the borders of Lancashire and Cumbria. It is well located for access to nearby towns such as Ingleton and Kirkby Lonsdale, both of which offer a range of amenities including shops, schools, cafes and restaurants.



Kitchen



Living Room



Bedroom Two



Bedroom Two



Bedroom Three



Family Bathroom

The village is surrounded by beautiful countryside, making it an ideal base for walking, cycling and exploring the wider area. Excellent transport links also connect the area to larger centres such as Lancaster, Kendal and the Lake District, offering both convenience and accessibility.

The Joiners is perfect for a range of buyers, whether you are a growing family looking for a forever home, someone seeking a peaceful countryside retreat, or an investor looking for a high quality property in a sought after village. With its tasteful renovation, characterful features, and desirable location, this home is truly a rare opportunity not to be missed.

Accommodation with approximate dimensions

Ground Floor

Utility Room 6' 4" x 4' 9" (1.93m x 1.45m)

Living Room 16' 3" x 13' 8" (4.95m x 4.17m)

Kitchen/Diner 14' 2" x 8' 8" (4.32m x 2.64m)

First Floor

Bedroom Two 14' 9" x 13' 8" (4.5m x 4.17m)

Bedroom Three 14' 6" x 9' 9" (4.42m x 2.97m)

Second Floor

Bedroom One 14' 7" x 14' 1" (4.44m x 4.29m)

Parking

Off Road Parking.

Tenure

Freehold (Vacant possession upon completion).

North Yorkshire Council

North Yorkshire Council - Band TBC

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3words: ///hawks.argued.goodbye

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120



Bedroom One



Bedroom One Ensuite



Garden



Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



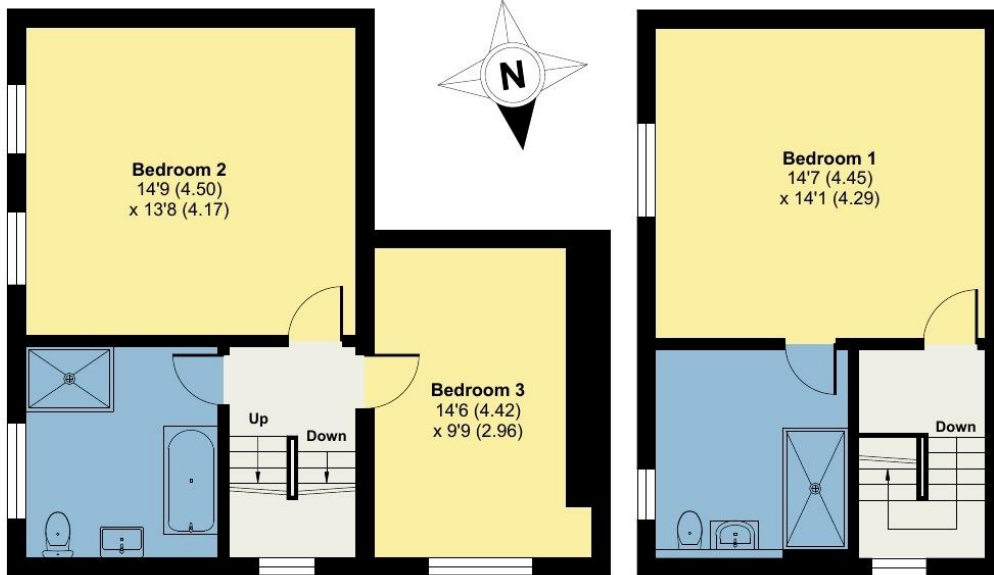
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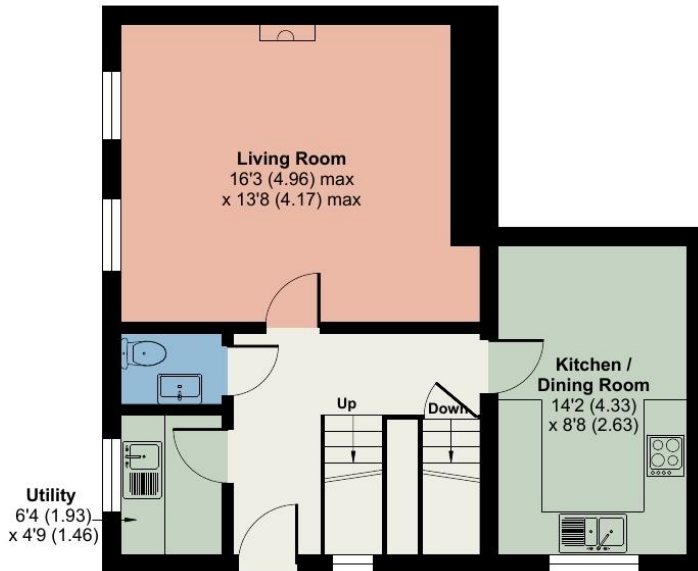
Approximate Area = 1498 sq ft / 139.1 sq m

For identification only - Not to scale

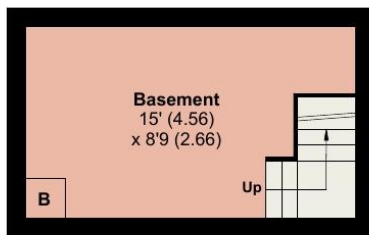


FIRST FLOOR

SECOND FLOOR



GROUND FLOOR



BASEMENT

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1346419

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