

8 TANPITS LANE

£435,000

Burton-in-Kendal, LA6 1HX

Situated in a quiet location, a semi-detached property with spacious and well-presented accommodation and a west-facing private garden at the rear with garden room.

Extended, reconfigured and refurbished by the current owners, this is a great family home with entrance vestibule and hall, a wonderful dining kitchen with bi-folding doors out to the garden, generous sitting room three double bedrooms, one with dressing room and en suite shower room, a fourth single bedroom/study and a house bathroom. Private parking to the front and an enclosed rear garden with lawn, flagged seating terrace, garden room, timber shed and log store.

A family friendly village with good schools nearby, popular with commuters by virtue of its easy access onto the M6, good train links, and being equidistant from Lancaster to Kendal.





Welcome to **8 TANPITS LANE**

£435,000

Burton-in-Kendal, LA6 1HX

Here's our **TOP 10** reasons to love 8 Tanpits Lane:

- 1. Location, location, location** - tucked away in a quiet position, off the main thoroughfare through the village and within walking distance of all the facilities.
- 2. Extended, reconfigured and upgraded** since the current owners' purchase in 2022. Planning consent was granted for 'a single storey and part first floor rear extension and construction of front porch extension' to create a wonderful, modern and highly energy-efficient, semi-detached family home with well-presented accommodation, a sociable layout, light spaces and a gross internal area of c. 1552 sq ft (144.2 sq m).
- 3. Come on in** - a covered porch leads into an entrance vestibule with cloak hooks and then into **entrance hall**, which has built-in cupboards.
- 4. Fabulous, contemporary dining kitchen** having shaker-style base and wall units, matching island unit with breakfast bar, very useful pantry cupboard and Samsung integral appliances including an oven, grill, induction hob and dishwasher and well as a tall refrigerator and separate freezer, both Hisense. Bi-folding doors open out onto the garden providing an additional 'room' with indoor/outdoor living during the warmer months - the perfect entertaining space. Off the kitchen is a two piece cloakroom with pot sink and a laundry cupboard.
- 5. Generous sitting room** - glazed doors lead from the dining kitchen into the sitting room with woodburning stove set on a flag hearth and built-in shelves and cupboards either side.
- 6. Sleep tight** with three double bedrooms and a fourth single. The principal bedroom has a walk-in dressing room and an en suite shower with bedrooms, 2, 3 and 4 being served by the three piece house bathroom. The landing has a loft access with pull-down ladder.
- 7. Work, rest and play** - children and adults alike will be fighting over the garden room; it's perfect as a hobbies space, home office, gym or as a playroom.
- 8. Good-sized enclosed west-facing garden** with direct access from the dining kitchen. There is a flagged terrace, a level lawn and works area with timber shed and wood store.
- 9. Private parking** - with gravel parking for several vehicles to the front.
- 10. Set in the heart of this sought-after Conservation Area village** and enjoying great accessibility to open countryside, road and rail networks. For more information on the surrounding area, please turn to page 5.







Sought after and highly accessible village

Burton-in-Kendal is a popular and attractive village with families due to schools and commuters because of the road and rail accessibility. The village offers a good range of local amenities; a Post Office selling a basic selection of provisions, a well regarded primary school (Burton Morewood), bowls and tennis clubs, two pubs, as well as a thriving and busy village hall.

Nearby **Carnforth** (4.7 miles) with lots of services and plenty going on. Here you'll find a choice of supermarkets; Booths, Aldi and Tesco, as well as a good range of independent shops.

The market town of **Kirkby Lonsdale** (7.6 miles) is the jewel in the Lune Valley's crown and offers independent shops, popular restaurants and pubs, a post office, bank and a Booths supermarket.

The Georgian city of **Lancaster** (11.4 miles) and the market town of **Kendal**, known as the Gateway to the Lakes (11.7 miles) both provide a comprehensive range of educational, commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Surrounded by glorious countryside there's no better place. For those who like to spend time outdoors, you will be spoilt for choice; close to the Lake District and Yorkshire Dales National Parks, the Lune Valley and Forest of Bowland National Landscape, the area provides a stunningly natural scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors.

Of particular note and nearby is Dalton Crag - perfect for a forest walk and surrounding nature. The woodland is a mixture of limestone, ancient woodland and newly planted larch and beech and occupies a south-west facing slope on the edge of the Hutton Roof massif.

If you fancy a coastal walk, the Arnside and Silverdale National Landscape and Morecambe Bay Estuary are not far away.

Does schooling come first? Primary schools are at Burton-in-Kendal and Carnforth with secondary schools at Carnforth, Kirkby Lonsdale, Milnthorpe (Dallam) and Lancaster. Lancaster is also home to the Boys' and Girls' Grammar Schools with independent schools at Sedbergh (the Preparatory School is at Casterton), Windermere and Giggleswick.

Connectivity

By car it's not far - access onto the M6 is at J35 (5.1 miles) bringing a host of larger towns and cities within easy reach. Access onto the A65 is at Kirkby Lonsdale for travelling east into Yorkshire.

Let the train take the strain - at Carnforth the historic railway station is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport. Lancaster and Oxenholme (9.6 miles) have stations on the West Coast main line with direct services to London, Manchester, Manchester Airport, Birmingham, Glasgow and Edinburgh.

Jetting off - airports are at Leeds Bradford (57.7 miles) and also at Manchester (71.4 miles) and Liverpool (76.5 miles).

To find the property - from J35 of the M6 motorway, take the first exit on the A601 (M). At the second roundabout take the A6, signposted Milnthorpe. At the third roundabout take the A6070 towards Burton-in-Kendal. On entering the village, proceed on Main Street and after passing the Royal Oak on the right hand side, turn left onto Neddy Hill. Continue down Neddy Hill, then bear right onto Tampits Lane. No. 8 can be found on the left hand side, before the right hand bend.

What3words reference: ///safest.ferried.hedgehog

Services and specifications

- Mains electricity, gas and drainage
- Mains metered water
- Gas central heating, boiler installed 2024
- Wood burning stove in the sitting room
- uPVC double glazed windows
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Solar panels fitted to both easterly and westerly elevations with a battery store
- Sonos surround sound to the kitchen, en suite and dressing room
- Muted oak Amtico flooring in the hall, sitting room and dining kitchen
- Solid oak internal doors
- Electric panel heater in the garden room
- External water tap
- External power points
- External lighting





The finer details

Council Tax

8 Tanpits Lane is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Items of furniture, fixtures and fittings are available by separate negotiation
- Freehold, with vacant possession on completion

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

8 Tanpits Lane, Burton in Kendal, LA6 1HX

Approximate Gross Internal Area = 144.2 sq m / 1552 sq ft

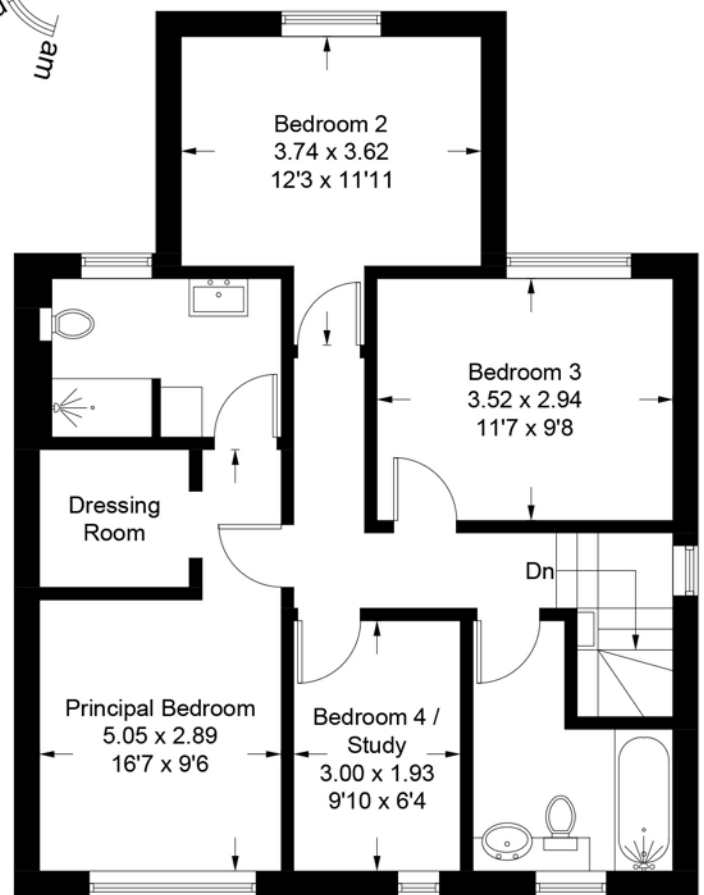
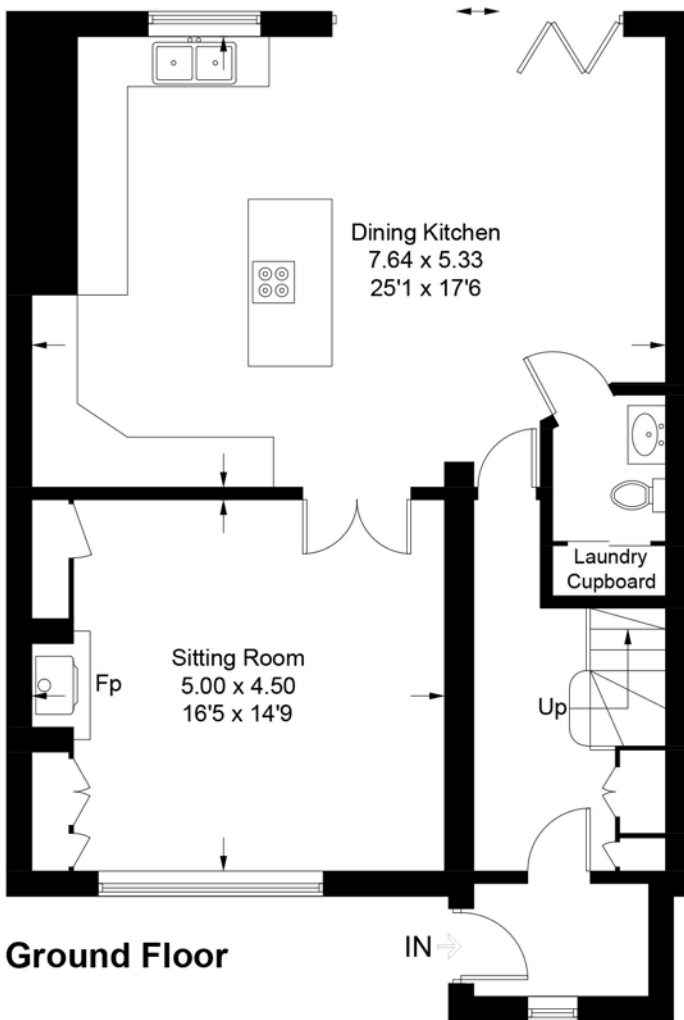
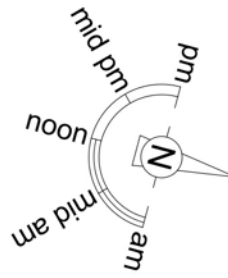


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290536)

Score	Energy rating	Current	Potential
92+	A	104 A	105 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.