



Burton

£235,000

Cockpennys Cottage, Cocking Yard, Burton, Carnforth, LA6 1LZ

A fantastic opportunity to purchase this charming cottage in the heart of Burton. Offering two double bedrooms, spacious living accommodation and character features throughout, this delightful home is an ideal first time buy.

Quick Overview

Delightful Two Bedroom Cottage
 Generous Living Areas
 Move-In Ready Condition
 Character Features Throughout
 Ideal for First-time Buyers
 No Chain Delay
 Sought After Village Location
 Easy to Maintain Garden
 Excellent Transport Links
 Ultrafast Broadband Available*



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Ultrafast
Broadband



On Street
Parking

Property Reference: C2671



Living Room



Living Room



Kitchen



Kitchen/Diner

Burton-in-Kendal, near Carnforth, is a charming village surrounded by beautiful countryside and close to the Lake District. With its historic character, peaceful atmosphere, and excellent transport links, it offers the perfect blend of rural living and convenience.

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The property is entered via the front door into a cosy yet spacious living room, featuring dual aspect windows and a charming wood-burning stove, creating the perfect space to relax and unwind.

To the rear of the property, the well-appointed kitchen is fitted with a range of wall and base units complemented by work surfaces. Integrated appliances include an induction hob, oven, sink with drainer and fridge/freezer, while additional space is provided for a washing machine and tumble dryer. The kitchen also offers ample room for dining, making it ideal for family meals or entertaining guests. A bay window and rear door provide access to the garden and complete the ground floor accommodation.

To the first floor, the principal bedroom is a generous double room boasting dual aspect windows and an exposed beam, adding both character and natural light. Bedroom two is a further well-proportioned double with built-in storage and a large window. The family bathroom is fitted with a bath and overhead shower, WC and wash hand basin.

Externally, the property enjoys a private patio garden, perfect for al fresco dining, entertaining or simply enjoying the outdoors throughout the seasons.

Accommodation with approximate dimensions

Living Room 18' 1" x 12' 2" (5.51m x 3.71m)

Kitchen Diner 17' 5" x 7' 10" (5.31m x 2.39m)

Bedroom One 17' 5" x 7' 7" (5.31m x 2.31m)

Bedroom Two 12' 6" x 8' 6" (3.81m x 2.59m)

Bathroom

Property Information

Tenure Freehold

Council Tax Westmorland and Furness Council - Band C.

Services Mains gas, water and electricity.

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

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 turn right into Cocking Yard. The property can be found on right hand side of the lane.

What3Words ///botanists.dared.widget

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Anti Money Laundering Regulations 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Bedroom Two



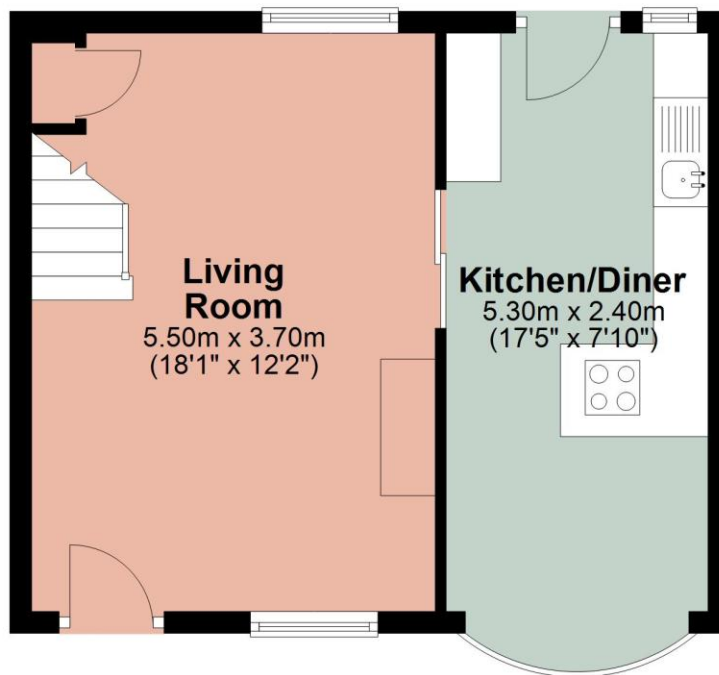
Bathroom



Garden

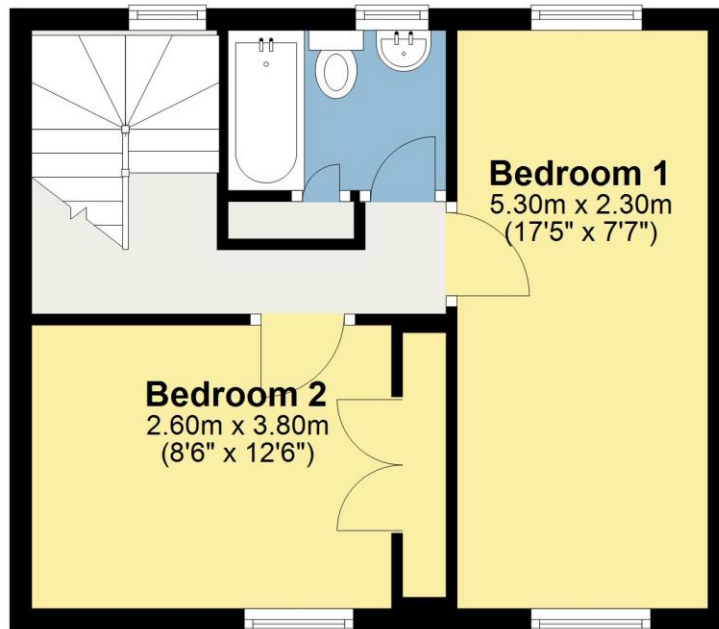
Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



First Floor

Approx. 33.3 sq. metres (358.7 sq. feet)



All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 22/05/2026.