



**NORTH COTTAGE, HIGH STREET, BURTON IN LONSDALE  
£235,000**





## **NORTH COTTAGE, 43 HIGH STREET, BURTON IN LONSDALE, CARNFORTH, LA6 3JP**

Well-presented four-bedroom, stone-built property, located in a superb position in the centre of Burton in Lonsdale Village.

The property is a Grade 2 listed building, full of character features throughout, and offers flexible accommodation laid over two floors.

Double glazed windows and gas fired central heating are installed.

The ground floor comprises a lounge with a woodburning stove and beamed ceiling, along with kitchen.

To the first floor is a landing leading to four double bedrooms and house bathroom.

Externally, there is unrestricted parking to the front, a cottage style fore garden, and an enclosed rear yard with outbuilding.

This is a good-sized family home ideally located within easy access of the village amenities.

The property is subject to a flying freehold over the archway, hence making the first-floor accommodation larger than the ground floor.

Well worthy of internal and external inspection to fully appreciate the size and layout.

Burton in Lonsdale is a popular village set within stunning countryside, offering local amenities including a community shop, community pub, playing fields, church and village hall. A wider range of facilities can be found in nearby Bentham and Ingleton.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Lounge, Kitchen.

#### **First Floor:**

Landing, 4 Bedrooms, House Bathroom.

#### **Outside**

Fore-Garden, Rear Yard, Outbuilding, Unrestricted Street Parking.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Lounge:**

16'6" x 10'6" (5.02 x 3.21)

Part glazed external door, timber framed double glazed window, exposed beams, multi-fuel stove in recess on flagged hearth and stone lintel.





### **Kitchen:**

13'2" x 6'7" (4.01 x 2.00)

Range of modern kitchen base units with complementary worksurfaces, wall units, cooker point, Belfast Sink, plumbing for washer, staircase to the first floor, under stairs store cupboard, timber framed double glazed window, part glazed external rear door, quarry tiled flooring.



### **FIRST FLOOR:**

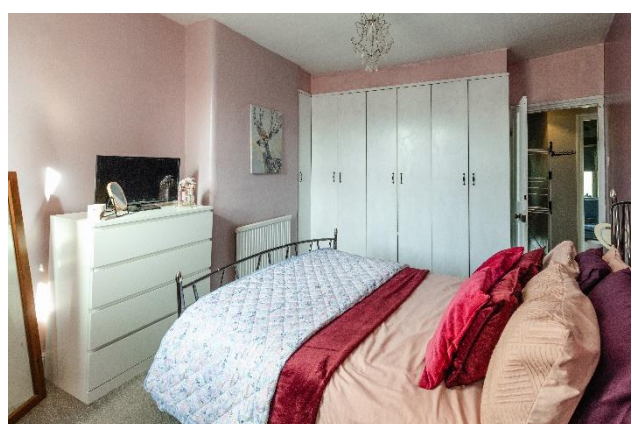
#### **Landing:**

With access to 4 bedrooms and bathroom, loft access to part boarded loft with light.

#### **Bedroom 1:**

14'10" x 12'11" (4.51 x 3.93)

To the front, double bedroom, timber double glazed window, built in wardrobes, radiator.





### Bedroom 2/ Dining Room:

14'10" x 10'1" (4.51 x 3.08)

To the front, double bedroom, timber double glazed window, radiator, wooden flooring.



### Bedroom 3:

9'6" x 6'7" (2.90 x 2.00)

To the rear, double bedroom, timber double glazed window, timber window overlooking the stairway, built in wardrobes, radiator.



### Bedroom 4:

14'10" x 4'8" (4.52 x 1.41)

Double bedroom with timber double glazed window, built in cupboard, radiator.





### House Bathroom:

10'5" x 6'8" (3.19 x 2.04)

With 4-piece white bathroom suite comprising free standing bath on plinth, wall mounted sink, WC, shower cubicle with electric shower over, timber double glazed window, part boarded walls, exposed stone wall, wooden floor.



### OUTSIDE:

Fore-garden, with mature shrubs, and walled boundaries, enclosed rear yard with outbuilding with power and light and gated access, unrestricted street parking.



**AGE:**

Approximately 1837.

**Directions:**

Enter Burton in Lonsdale Village from Bentham, at the cross roads, turn left and North Cottage is on the right-hand side, a for sale board is erected.

**Tenure:**

Freehold with flying freehold over the archway, vacant possession on completion.

**Services:**

All mains' services are connected to the property.

**Internet/Mobile Coverage:**

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 networks.

**Listed Building Register:**

[Rosedale, North Cottage and North House, Burton in Lonsdale - 1316698 | Historic England](#)

**Flooding:**

[Check for flooding in England - GOV.UK](#) shows that chances of flooding are very low.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** 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 the address. These can be provided in the following ways: by calling into the 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 offer procedure.



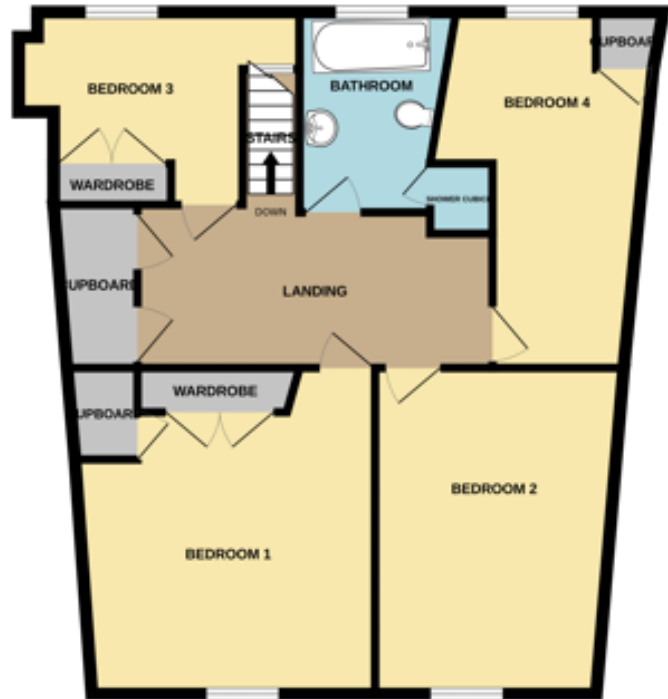
**Local Authority:**  
North Yorkshire Council  
1 Belle Vue Square  
Broughton Road  
SKIPTON  
North Yorkshire  
BD23 1FJ

Council Tax Band 'C'

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 11/2015

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