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DAVID HILL







School Hall Burton in Lonsdale Carnforth LA6 3JU

An exciting opportunity to acquire a former school hall now benefitting from full planning permission for conversion to form a semi detached dwelling with the scheme providing private parking and a sheltered courtyard garden area.

Conveniently located in the heart of Burton in Lonsdale between Kirkby Lonsdale and Lancaster.

Guide Price £110,000

School Hall Burton in Lonsdale Carnforth LA6 3JU

• Kirkby Lonsdale 6 miles • Ingleton 3 miles • Settle 13 miles • Skipton 28 miles • Lancaster (M6) 15 miles • Kendal 19 miles •

Location

The School Hall is situated in the small village of Burton in Lonsdale opposite the village shop and post office. The nearby town of Bentham provides a wider range of services including shops, a primary school, auction mart, railway station, various pubs and eateries and a golf course. Access by road to either North Yorkshire, Cumbria or Lancashire is excellent with junction 34 (M6) just 15 miles to the west on the edge of Lancaster.

Description

The School Hall enjoys a convenient setting in the heart of Burton in Lonsdale set slightly back from the High Street adjoining the prominent former Methodist Church which has recently been converted to residential use.

Planning

An imaginative scheme prepared by the planning and development team at David Hill LLP proposing the conversion of the school hall to form a separate dwelling with private parking has been approved by North Yorkshire Council – Application No: ZA23/25543/FUL Date of Issue: 3rd July 2023.

Electronic copies of the approved plans and associated documents are available from the selling agents and can be emailed on request. Alternatively planning documents can be viewed via the local authority planning portal.

Description

The School Hall currently comprises a main hall with kitchen, general storage room and cloakrooms off. There is a narrow, covered yard to the rear with a further outside w.c. and stone steps leading down to a small cellar.

The approved scheme is for the conversion of the existing building to form a separate single dwelling with a section of the building that currently forms the existing kitchen to be removed to create a courtyard seating area. Private parking will be within the area to the front directly off the High Street.

The layout of accommodation as approved will extend over the ground floor and comprises an entrance hall with utility room off, a double bedroom and separate bathroom. The impressive open plan living space includes a dining area, breakfast kitchen area and living area. Full height patio doors will open into the new courtyard from the kitchen providing plenty of natural light, with the existing cellar (4.00m x 3.25m) retained to provide useful storage.

The approximate total gross internal floor area provided by the approved scheme is 90 m² (969 ft²) excluding cellar.

Services

We understand the property is connected to mains water, mains drainage and mains electricity.

Tenure

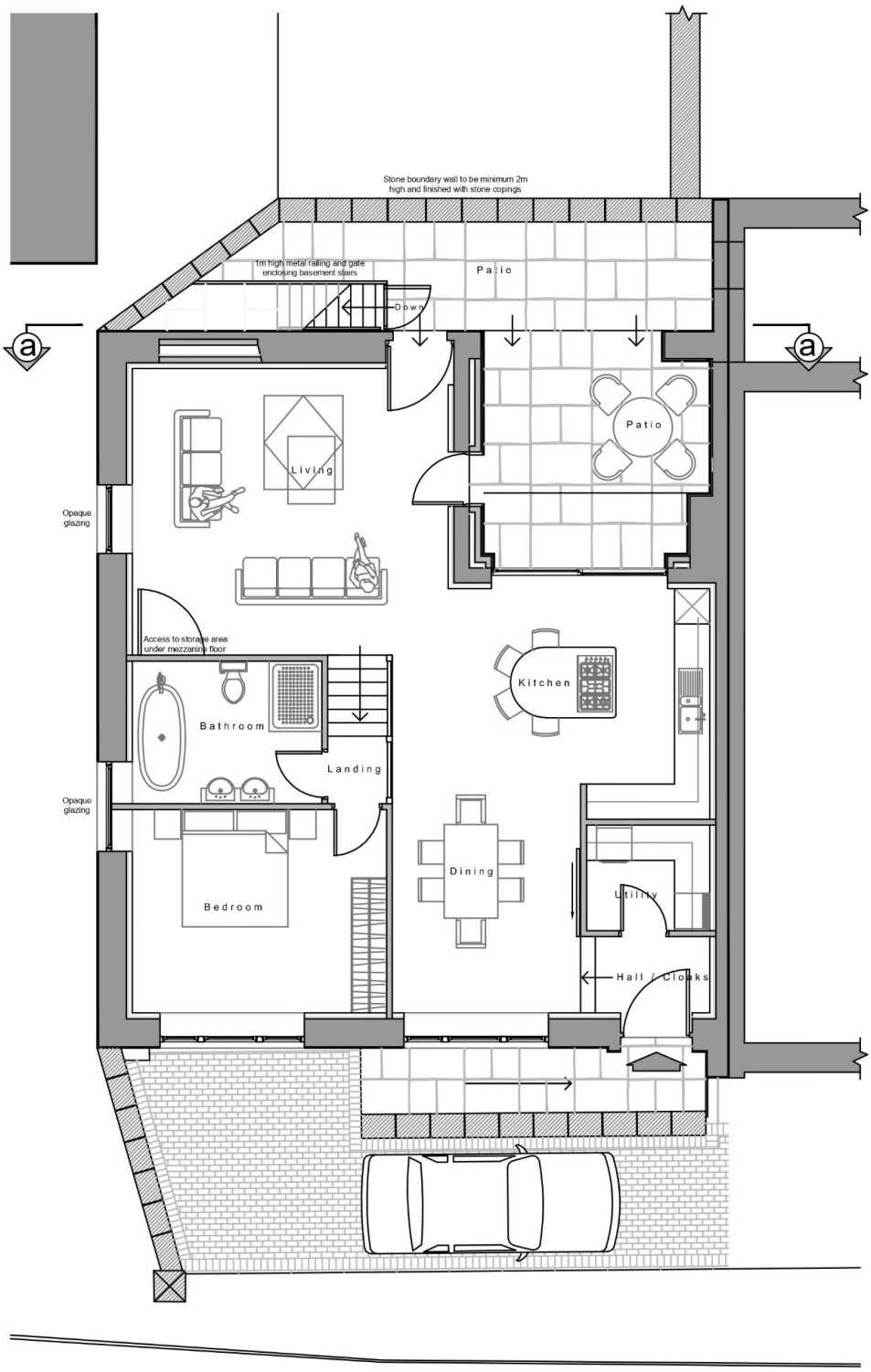
Freehold. Vacant passion on completion.

Directions

From Ingleton head north on the A65 towards Kendal turning left at 'Country Harvest' onto A687 signed Lancaster and continue to Burton in Lonsdale. The School Hall can be found on the left in the centre of Burton in Lonsdale opposite the Post Office. A for sale sign has been erected.

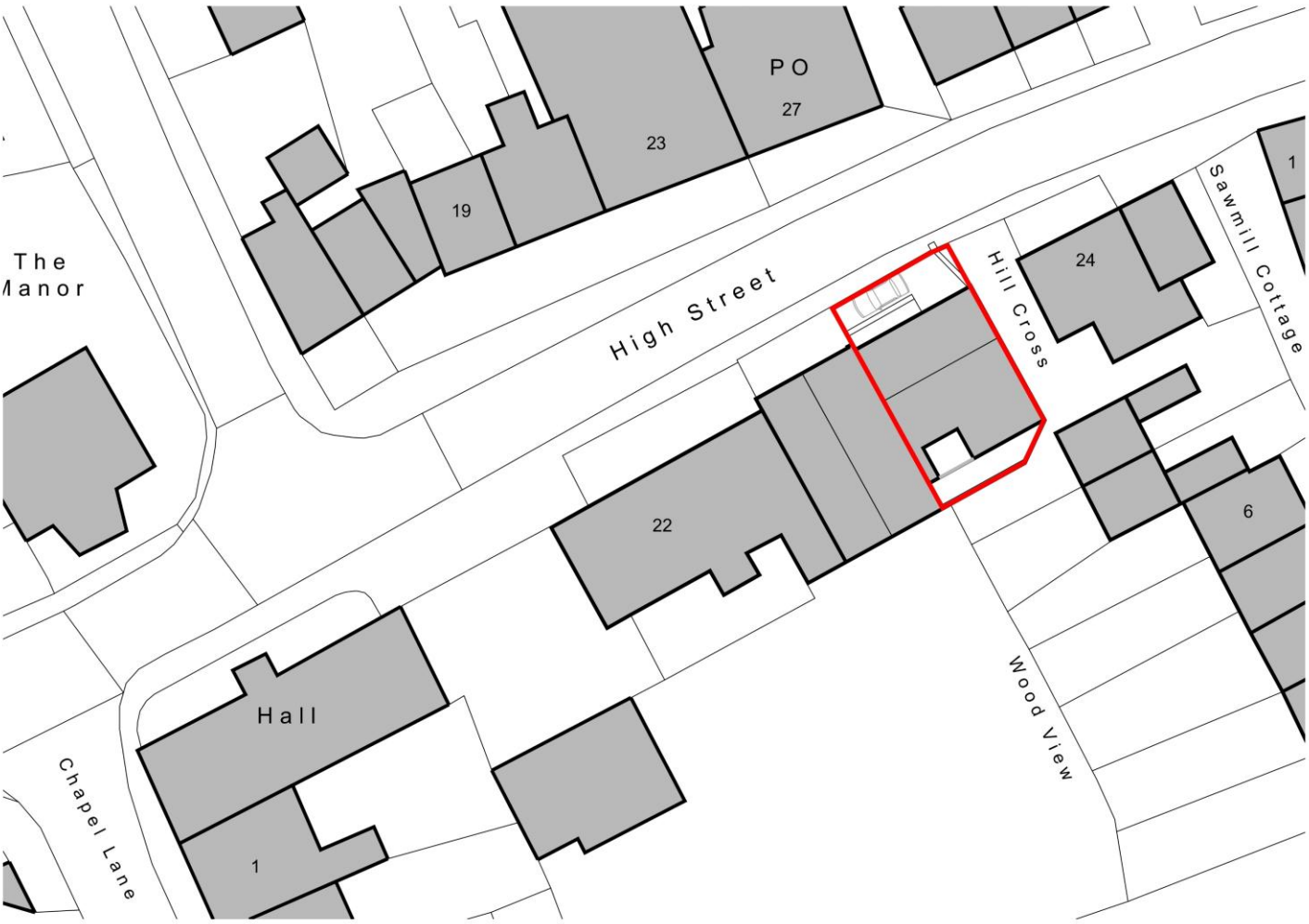






Approved Floor Layout







The New Ship, Mill Bridge, Skipton, BD23 1NJ

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