



Burrow

£675,000

Bridge End, Burrow, Carnforth, LA6 2RJ

Bridge End is a beautiful detached traditional country home offering four bedrooms and generous, versatile living space, all set within a peaceful rural setting and boasting traditional, character features throughout. With generous, well appointed accommodation, Bridge End is now ready for a new owner to make it their own.

Burrow itself is a sought after, rural village, ideal for those seeking a quieter lifestyle while remaining within easy reach of nearby towns and amenities. Surrounded by open countryside, the area offers scenic walks and a strong sense of community, also enjoying the well regarded Highwayman pub.

The village is just a short drive from Kirkby Lonsdale, a highly regarded market town known for its independent shops, cafés, and well-regarded schools. Despite its tranquil setting, Burrow benefits from convenient transport links to larger centres, making it suitable for commuters as well as those looking to enjoy the balance of countryside living with accessibility.



4



2



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TBC



Ultrafast
Broadband*



Off Road Parking
& Garage

Quick Overview

- Beautiful Detached Home
- Countryside Village Location
- Well Appointed Accommodation
- Four Double Bedrooms
- Character Features Throughout
- Wrap Around Gardens
- Driveway & Integrated Garage
- Close to Local Amenities & Transport Links
- Open Countryside Views
- Ultrafast Broadband Available

Property Reference: KL3726



Entrance Hall



Breakfast Kitchen



Living Room



Conservatory

A sweeping gravel driveway leads you to the front of the property, bordered by low-walled planted beds and mature shrubs, creating an inviting first impression. Step into the entrance porch, before moving into the welcoming entrance hall. From here, there is access to the living areas and stairs rising to the first floor, along with a convenient cloakroom fitted with a W.C. and hand wash basin.

The ground floor hosts bedroom one, a large double room featuring dual aspect windows that flood the space with natural light while offering lovely views over the surrounding fields. This room benefits from a walk-in dressing area leading through to a well-appointed en suite, comprising a corner shower, freestanding bath, W.C., and pedestal sink, complemented by part tiled walls and a heated towel radiator.

The living room is a warm and inviting space, with a window overlooking the garden and patio doors opening outside. There is ample room for both seating and dining, while a feature fireplace and ceiling coving add charm and character. A door leads through to the large conservatory, where windows overlooking the garden create a calm and relaxing environment, along with a feature exposed stone wall. Double doors open out to the garden, creating an ideal blend of indoor and outdoor living to enjoy throughout the summer months.

From the conservatory, double doors lead into the generous breakfast kitchen. This sociable space offers room for dining and features another striking exposed stone wall and character beams. The kitchen is fitted with modern wall and base units, an island, complementary worktops, and tiled splashbacks, along with a sink. Integrated appliances include a gas hob with extractor, Bosch oven and microwave, and a dishwasher.

A door from the kitchen leads to a practical utility room, fitted with base units, a sink, and worktops, along with space and plumbing for a washing machine and dryer. The utility provides access to the garden and internal access to the double garage. There is also a useful study room, previously a home office and library, ideal for those who work from home.

Upstairs, the first-floor landing is light and bright, with the addition of built-in storage. There are three further double bedrooms, all enjoying lovely countryside views and offering space for additional furniture. The family bathroom is fitted with a bath with shower over, pedestal sink, and W.C.

Externally, the gardens surround the property and are mainly laid to lawn, with planted borders, shrubs, and mature trees and hedging. A stream runs through the grounds, and a patio area provides space for outdoor seating and entertaining with views over the surrounding countryside.



Living Room



Breakfast Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall 7' 7" x 20' 2" (2.31m x 6.15m)

Breakfast Kitchen 16' 10" x 18' 8" (5.13m x 5.69m)

Living Room 16' 11" x 19' 9" (5.16m x 6.02m)

Conservatory 20' 2" x 15' 11" (6.15m x 4.85m)

Bedroom One 16' 11" x 12' 2" (5.16m x 3.71m)

Dressing Area 4' 7" x 6' 6" (1.4m x 1.98m)

Garage 17' 3" x 19' 0" (5.26m x 5.79m)

With electric up and over doors, light and power.

First Floor

Bedroom Two 17' 0" x 12' 2" (5.18m x 3.71m)

Bedroom Three 16' 1" x 9' 6" (4.9m x 2.9m)

Bedroom Four 14' 1" x 9' 7" (4.29m x 2.92m)

Property Information

Parking

A gravel driveway provides off road parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains electricity and water. Oil fired central heating. Private septic tank drainage. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax

Lancaster City Council. Band F.

Energy Performance Certificate

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

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Viewings

Strictly by appointment with Hackney & Leigh.

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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 (incl. vat).



Bedroom One



En Suite



Garden



Bridge End

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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Floor 0

Approximate total area⁽¹⁾
 252 m²
 2714 ft²

Reduced headroom
 3.7 m²
 39 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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