



Burton In Kendal

£500,000

The Rosary, Burton In Kendal, Carnforth, LA6 1LG

The Rosary is a beautifully presented and versatile family home offering spacious accommodation, including a cosy living room with woodburning stove, an impressive open-plan kitchen diner, and a stunning garden room enjoying views over the mature, landscaped garden and surrounding countryside. With four double bedrooms, flexible living spaces ideal for multi-generational living, and a range of useful outbuildings, the property perfectly balances character and practicality.

Set within a highly desirable location, the home benefits from a peaceful rural setting with picturesque views across rolling hills, while still offering convenient access to the nearby village of Burton-in-Kendal, providing excellent local amenities and transport links.

Quick Overview

- Semi-Detached House
- Four Double Bedrooms
- Generous Living Areas
- Well Presented Throughout
- Double Garage & Workshops
- Sought After Village Location
- Countryside Views
- No Onward Chain
- Off Road Parking
- B4RN Broadband Available*



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2



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B4RN
Broadband



Off Road
Parking

Property Reference: C2609



Entrance Hall



Living Room



Kitchen



Garden Room

Step into The Rosary via a welcoming entrance hall, setting the tone for this charming and versatile home. To the right, you'll find a cosy living room complete with a woodburning fire, perfect for relaxing on colder winter evenings.

Returning to the hall and moving to the rear, the property opens up into an impressive open-plan kitchen diner. This sociable space is ideal for entertaining, offering ample dining space alongside a well-equipped kitchen fitted with a range of wall and base units, complementary work surfaces and upstands. Integrated appliances include an induction hob and oven, with additional space for a dishwasher and an American-style fridge freezer. A breakfast bar further enhances the functionality of this space.

The kitchen flows seamlessly into a stunning garden room, an outstanding addition filled with natural light, thanks to a feature skylight lantern and double aspect bi-fold doors. From here, you can enjoy uninterrupted views over the gardens and surrounding rolling countryside.

Leading off the kitchen via an inner hallway is a downstairs shower room, fitted with a shower cubicle, pedestal wash basin and low-level WC. Adjacent is a generously sized double bedroom with its own access and nearby bathroom facilities, making it ideal for guests, relatives or multi-generational living.

Back through the kitchen diner, a step up to the left leads to a useful rear porch and laundry room, which in turn connects to a further utility space, perfect for additional storage and fitted with wall and base units with worktops for added practicality.

To the first floor, there are three well-proportioned double bedrooms. Bedroom one enjoys a front aspect and features charming cottage-style details along with built-in storage. Bedroom three is another spacious double, benefitting from full-length windows that frame picturesque countryside views. Bedroom four, also positioned to the rear, enjoys similarly attractive outlooks. The house bathroom is fitted with a panelled P-shaped bath with shower over, a low-level WC and a wall-hung wash basin.

Externally, the property is equally impressive. The generous lawned garden is beautifully established, with well-stocked planted borders that create a sense of privacy and tranquility. Backing directly onto open countryside, the setting enjoys far-reaching views across gently undulating rolling hills, offering an ever-changing backdrop throughout the seasons. A decking area extends seamlessly from the garden room, providing an ideal space for outdoor dining and entertaining while making the most of the stunning rural outlook.

To the side of the property, there is ample off-road parking, including a double carport with EV charger, a double garage and an attached workshop. In addition, a range of stores and shed outbuildings present exciting potential for conversion into a home office, studio or annex, subject to the necessary consents.

Combining generous living space, a stunning rural setting and excellent future potential, The Rosary represents a superb opportunity to acquire a well-balanced family home in a highly desirable location.



Kitchen



Garden Room



Bedroom Two



Bedroom One



Bedroom Three



Bedroom Four

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 13' 4" x 16' 2" (4.06m x 4.93m)

Kitchen/Diner 11' 9" x 21' 2" (3.58m x 6.45m)

Utility 7' 9" x 13' 3" (2.36m x 4.04m)

Garden Room 12' 0" x 15' 5" (3.66m x 4.7m)

Ground Floor Bathroom

Bedroom Two 17' 5" x 9' 2" (5.31m x 2.79m)

First Floor Bathroom

Bedroom One 14' 6" x 10' 7" (4.42m x 3.23m)

Bedroom Three 12' 0" x 10' 5" (3.66m x 3.18m)

Bedroom Four 12' 6" x 9' 8" (3.81m x 2.95m)

Carport

Garage 19' 11" x 1' 3" (6.07m x 0.38m)

Workshop 13' 9" x 9' 10" (4.19m x 3m)

Store One 6' 10" x 11' 3" (2.08m x 3.43m)

Store Two 7' 10" x 7' 8" (2.39m x 2.34m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains water and electricity, oil fired central heating and private drainage, the current owner is in the process of updating the septic tank to meet current regulations.

Council Tax Band D - Westmorland and Furness.

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

Directions From the Hackney & Leigh Carnforth office, turn right onto Market Street and proceed towards the lights. At the traffic lights, turn left onto Scotland Road A6. At the roundabout, take the 1st exit onto A6, at the next roundabout, take the 2nd exit staying on A6. At the next roundabout, take the 3rd exit onto A6070. Continue for approx 2 miles, The Rosary is on the right and can be located by our 'For Sale' Sign.

What3Words ///dugouts.robe.tennis

Viewings Strictly by appointment with Hackney & Leigh.



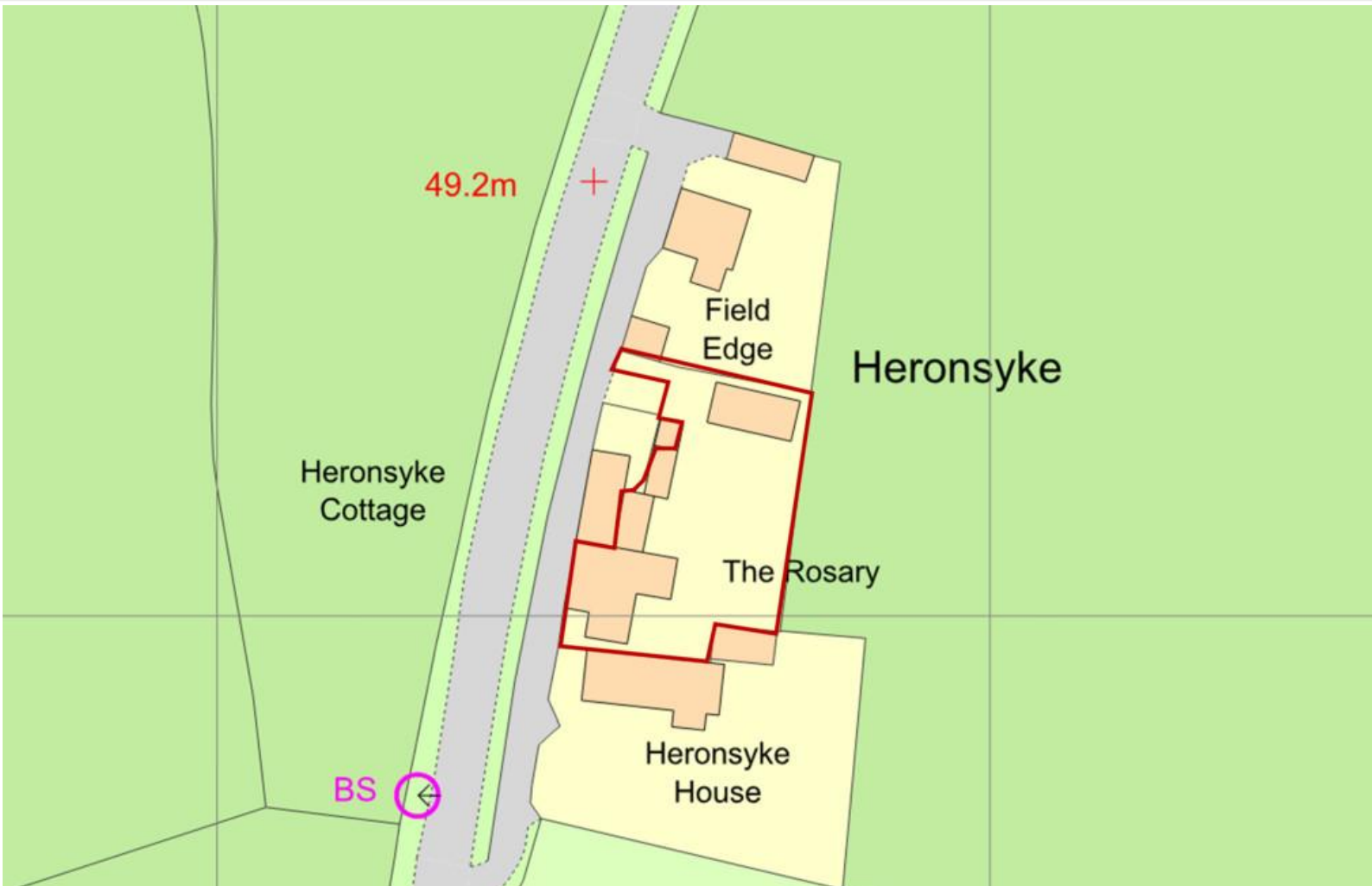
Garden



Garden



Aerial Shot



Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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Total area: approx. 256.6 sq. metres (2761.7 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF.

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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 12/05/2026.