



Burrow

£250,000

Three Corners Cottage, Burrow, Carnforth, LA6 2RJ

Situated in the charming hamlet of Burrow, Three Corners Cottage is a delightful two-bedroom end-terraced stone-built cottage offering character, practicality and the ease of single storey living. Surrounded by beautiful countryside yet enjoying excellent transport links, the property is just a short drive from the highly sought after market town of Kirkby Lonsdale, renowned for its independent shops, cafés, restaurants, excellent schools and picturesque riverside walks.

Quick Overview

Well presented end terraced cottage
Two Double Bedrooms
Spacious living areas
Peaceful Village Location
No Chain Delay
Well tended lawned garden
Great access to transport links
Single level living
Ultrafast Broadband Available
Garage & Driveway



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Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: KL3740



Entrance Hall



Living Room



Living Room



Kitchen

Offered to the market with no onward chain, this attractive home boasts a beautifully maintained enclosed front garden, bordered by traditional stone walling, mature hedging and established planting, creating a welcoming first impression. The property also benefits from a detached garage and off road parking space.

Stepping inside, you are welcomed by a spacious and light-filled entrance hall, complete with attractive fitted shelving. Historically used by the current owner as a home office, this versatile area offers a variety of potential uses, whether as a practical workspace, reading nook or a welcoming entrance with space for coats and shoes.

The heart of the home is the impressive living room, a wonderfully bright and inviting space enhanced by tall ceilings and large windows that flood the room with natural light. A charming log burning stove set beneath a wooden beam mantelpiece creates a cosy focal point, making it the perfect place to relax throughout the seasons.

Leading from the hallway, the well-appointed kitchen is fitted with a range of wall and base units, complemented by under unit lighting. The kitchen includes a four ring electric hob with extractor hood, integrated oven, inset sink with drainer, plumbing and space for a washing machine, together with space for a fridge freezer. A door provides convenient access to the rear of the property.

Further along the hallway is the spacious family bathroom, comprising a panelled bath with shower over, WC and pedestal wash hand basin.

The accommodation is completed by two generously proportioned double bedrooms, both enjoying pleasant views across the enclosed front garden. Bedroom two also benefits from a useful built-in storage cupboard.

Occupying a practical single level layout, Three Corners Cottage is ideally suited to a wide range of purchasers. Whether you're looking to downsize, seeking a home that offers future proof living, or simply prefer the convenience of accommodation arranged across one floor, this delightful cottage presents an excellent opportunity to enjoy village life without compromising on comfort or accessibility.

Early viewing is highly recommended to appreciate the character, generous proportions and enviable location this lovely home has to offer.

Accommodation with approximate dimensions:

Entrance Hall: 10' 0" x 5' 11" (3.07m x 1.82m)

Living Room: 16' 7" x 13' 0" (5.07m x 3.97m)

Kitchen: 7' 6" x 11' 1" (2.31m x 3.38m)

Bathroom:

Bedroom One: 12' 11" x 12' 6" (3.94m x 3.82m)

Bedroom Two: 10' 6" x 12' 11" (3.21m x 3.96m)

Garage:

Property Information

Parking: Garage & Driveway Parking

Tenure: Freehold

Services: Mains electricity, mains water, private septic tank drainage and oil central heating

Council Tax: Lancaster City Council tax band: C

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: [///inlines.nuggets.licks](https://www.what3words.com/#!/inlines.nuggets.licks)

Leave Kirkby Lonsdale on the A683 heading south towards Lancaster. Continue on the A683 for approximately 2 miles. On entering the hamlet of Burrow (Nether Burrow), you'll find Three Corners Cottage on your right-hand side on the end of the terrace.

Private 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.

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).

Agents Note: Three Corners and the adjoining cottage are currently registered under a single Land Registry title, which also includes the land on which the oil tanks for both properties is situated.

As only Three Corners is being sold, the title will need to be divided during the conveyancing process. Appropriate rights relating to access for the adjoining cottage's oil tank and the land on which it is located will also need to be established. This may result in a slight delay and additional legal costs, depending on the requirements of the appointed solicitors.



Bathroom



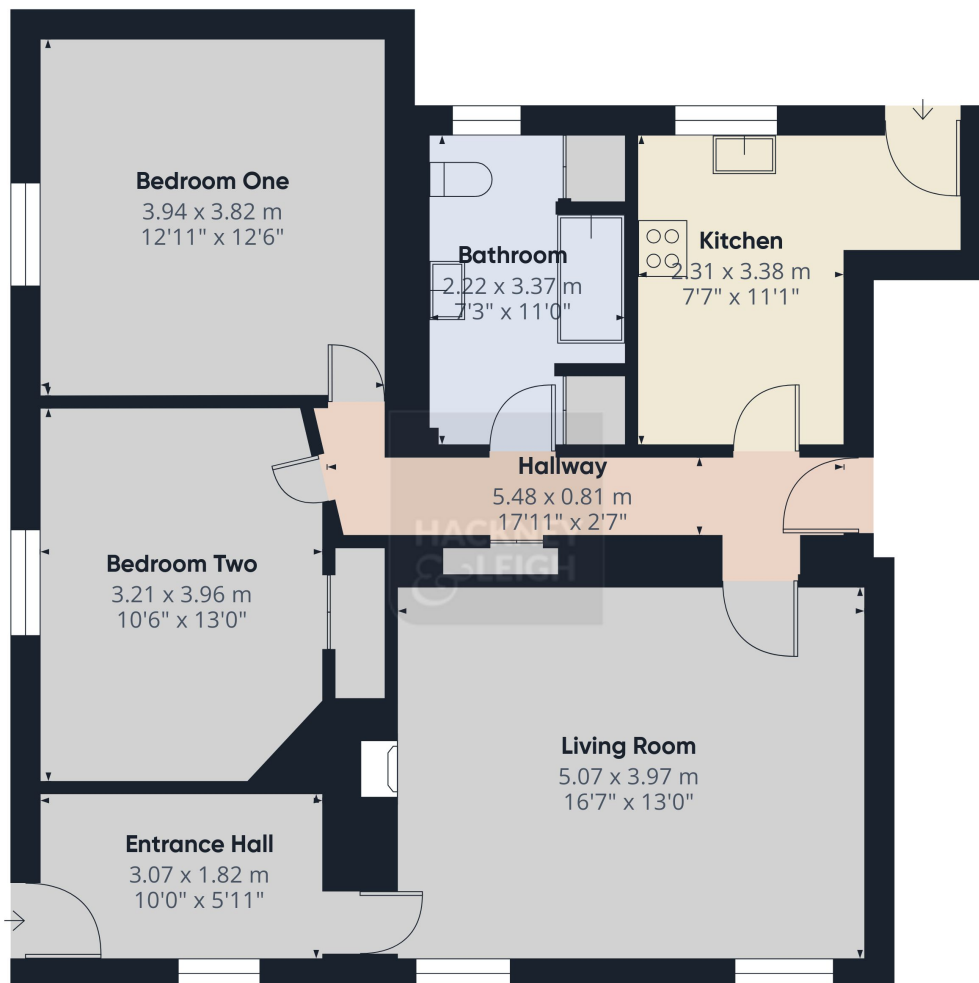
Bedroom One



Bedroom Two



Garage & Parking



Approximate total area⁽¹⁾

77 m²
827 ft²

(1) Excluding balconies and terraces

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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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 08/07/2026.

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