

CLAWTHORPE LODGE

£1,000,000

Clawthorpe, Burton-in-Kendal, LA6 1NX

Private and secluded yet with good accessibility, Clawthorpe Lodge is a former farmstead in an elevated position offering a recently refurbished detached farmhouse, detached stone barn with planning consent for change of use to a dwelling, steel portal building with Prior Approval, informal gardens and land.

Set over four floors, the farmhouse offers spacious and modern accommodation with sitting room, living/dining kitchen, boot/utility room, cloakroom, cellar, three first floor double bedrooms and a house bathroom as well as a second floor attic/fourth bedroom. Informal gardens, excellent parking, garden and fuels stores. The barn has proposed plans for two reception rooms, kitchen, utility room, three/four bedrooms, en suite shower room and bathroom. To the south is an adjacent paddock, c. 2.25 acres (0.91 hectares). In all, c. 4 acres (1.62 hectares). Additional land/woodland is available separately.

Situated in a quiet laneside setting in a picturesque hamlet on the outskirts of the ever popular and highly accessible village of Burton-in-Kendal.





Welcome to **CLAWTHORPE LODGE**

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Here's our **TOP 10** reasons to love **Clawthorpe Lodge**:

- 1. Location and views** - situated in a quiet laneside setting with some lovely countryside views, this is semi rural living at its best with views overlooking fields.
- 2. A double fronted, detached farmhouse** - refurbished in 2023 to create a modern, light and bright family home, perfect for modern day living. Period features have been retained with ceiling beams, exposed stone walls and original doors.
- 3. Generous accommodation** is set over four floors with a gross internal measurement of 2014 sq ft (187.1 sq m) including the cellar.
- 4. Step inside** into the utility/boot room with cloakroom off. The welcoming **living/dining kitchen**, very much the heart of every home, is perfect for entertaining or for everyday family life. The kitchen is fitted with a range of base units with oven and space for undercounter dishwasher with the dining/living area having a wood burning stove. The triple aspect, sun filled **sitting room** has a slate fireplace, wood burning stove and glazed door and toplights overlooking the front garden. From the sitting room the staircase with Westmorland window rises to the first floor and an enclosed staircase leads down to the good-sized **cellar**, c. 153 sq ft (14.2 sq m).
- 5. Bedrooms and bathrooms** - to the first floor are three double bedrooms and a four piece house bathroom. An enclosed staircase leads to the second floor **attic room/bedroom 4**.
- 6. Outdoor space** - an informal walled garden sits to the southeast/east with lawn, planted borders and trees. There is ample parking provision and two small outbuildings providing coal/wood storage and garden store.
- 7. Traditional stone built laneside barn with open fronted lean-to**, c. 68'9 x 29'2 (21m x 9m gross external area) sits at the entrance to Clawthorpe Lodge and to the northwest of the farmhouse. **Planning consent was granted** by Westmorland and Furness Council on the 31 July 2025 for the 'conversion and change of use of an existing traditional stone barn into a residential dwelling with associated parking, landscaped areas and improved access' (reference number: 2024/1334/FPA). Plans show for two reception rooms, kitchen, utility room, snug/bedroom 4 and shower room to the ground floor with three double bedrooms, an en suite shower room and house bathroom to the first floor. This useful and versatile space could either be developed under the current planning consent, or alternatively for a number of uses including home office, gym/games room, storage/workshop or garaging.
- 8. Large steel portal building**, c. 85'3 x 24'6 (26m x 7.5m gross external area) has **Prior Approval** for 'change of use to a dwelling house' dated 20 May 2024', reference number 2024/0596/PACOU.
- 9. Adjacent paddock**, c. 2.25 acres (0.91 hectares) bounded by drystone walls and livestock fencing lies to the front of Clawthorpe Lodge.
- 10. Additional land/woodland** - further land and woodland could be available separately. Please ask the agents for further details.







Live 'The Good Life'

Clawthorpe is a small, picturesque hamlet to the north of the village of Burton-in-Kendal.

Burton-in-Kendal (1 mile) is a popular and attractive village with families due to schools and commuters because of the road and rail accessibility. The village offers a good range of local amenities; a Post Office selling a basic selection of provisions, a well regarded primary school (Burton Morewood), bowls and tennis clubs, the Kings Arms and The Royal Oak public house, as well as a thriving and busy village hall.

Nearby **Carnforth** (5.5 miles) with lots of services and plenty going on. Here you'll find a choice of supermarkets; Booths, Aldi and Tesco, and a good range of independent shops.

The market town of **Kirkby Lonsdale** (5.8 miles) is the jewel in the Lune Valley's crown and offers independent shops, popular restaurants and pubs, a post office, Boots Chemist and a Booths supermarket.

The Georgian city of **Lancaster** (11.9 miles) and the market town of **Kendal**, known as the Gateway to the Lakes (11.5 miles) both provide a comprehensive range of educational, commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Surrounded by glorious countryside there's no better place. For those who like to spend time outdoors, you will be spoilt for choice; close to the Lake District and Yorkshire Dales National Parks, the Lune Valley and Forest of Bowland National Landscape, the area provides a stunningly natural scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors.

On the doorstep to Clawthorpe Lodge is Dalton Crags and Farleton Knott.

If you fancy a coastal walk, the Armside and Silverdale National Landscape and Morecambe Bay are not far away.

Does schooling come first? Primary schools are at Burton-in-Kendal and Camforth with secondary schools at Camforth, Kirkby Lonsdale, Milnthorpe (Dallam) and Lancaster. Lancaster is also home to the Boys' and Girls' Grammar Schools with independent schools at Sedbergh (the Preparatory School is at Casterton); Windermere and Giggleswick.

Trains, planes and automobiles...

By car it's not far - access onto the M6 is at J36 (3.6 miles) bringing a host of larger towns and cities within easy reach. Access onto the A65 is at Kirkby Lonsdale for travelling east into Yorkshire.

Let the train take the strain - at Camforth there is an historic railway station (the 1945 classic film 'Brief Encounter' was partly shot here!) it is on the branch-line with daily services to Leeds, Barrow, Manchester and Manchester Airport and an indirect service to London Euston, Glasgow and Edinburgh. Lancaster and Oxenholme (9.9 miles) have stations on the West Coast main line. When holidaying abroad, it's easy to take a taxi to the station and then the train to the airport.

Jetting off - airports are at Leeds Bradford (56.6 miles) and also at Manchester (71.8 miles) and Liverpool (78.2 miles).

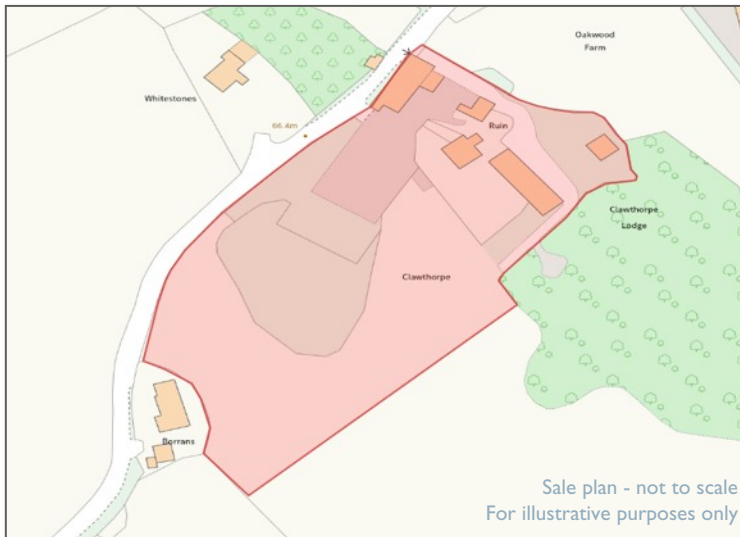
Interested? Let us take you there... from J36 of the M6 motorway, take the third turning towards Kirkby Lonsdale/A65. At the second roundabout, take the third exit onto the A6070 and at the third roundabout, take the second exit and continue towards Burton-in-Kendal. Just after the Clawthorpe Hall Business Centre, turn left signposted Clawthorpe. After approximately 0.4 miles, Clawthorpe Lodge can be found on the right hand side.

what3words reference: ///hammocks.plump.vocal

Services and specifications

- Mains electricity
- Metered mains water
- LPG fired central heating
- Private drainage to a septic tank located within the property's boundaries
- Wood burning stoves in the sitting room and living/dining kitchen. The wood burner in the living/dining kitchen also has a back boiler for heating and hot water
- uPVC double glazed windows
- Broadband is connected





The finer details

Council Tax

Clawthorpe Lodge is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Please note

- Freehold, with vacant possession on completion
- Included in the sale: carpets and light fittings

Money Laundering

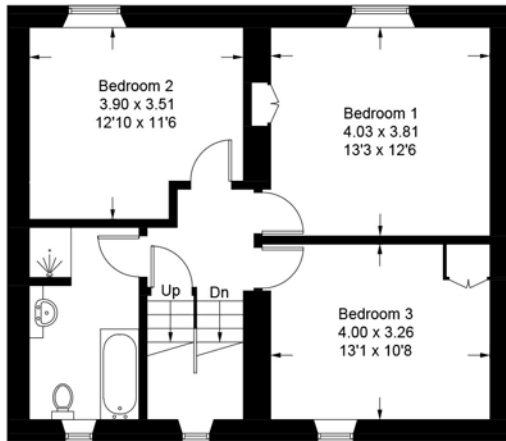
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.

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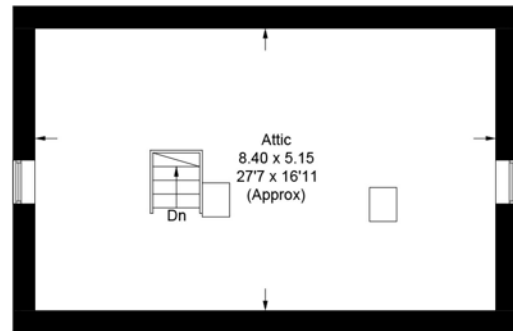
Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft

Cellar = 14.2 sq m / 153 sq ft

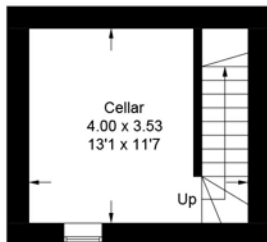
Total = 187.1 sq m / 2014 sq ft



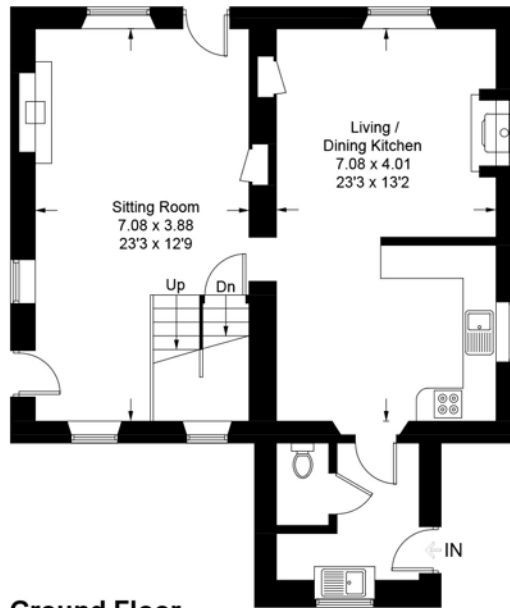
First Floor



Second Floor



Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296821)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)		
	C (69-80)		
	D (55-68)		
	E (39-54)	49	65
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC
 WWW.EPC4U.COM

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