

# Burneside

£380,000

Firbank, Houseman Tenement Farm, Burneside, Kendal, LA8 9AG

Tucked away within a peaceful hamlet on the outskirts of Burneside Village, Firbank is a charming stone-built barn conversion set within Tenement farmyard surrounded by rolling green countryside. Offering a wonderful blend of rustic character and flexible living space arranged over three floors, this delightful home provides an opportunity for a new owner to make it their own, whether it's for a permanent residence or secondary home retreat in the Lake District National Park.

The property enjoys an enviable location just a short distance from the bustling market town of Kendal, with excellent access to Windermere and the heart of the Lake District, making it perfectly placed for both everyday living and exploring the surrounding natural beauty.

## Quick Overview

- Stone-built barn conversion
- Four double bedrooms
- Spacious living/dining room
- Peaceful rural hamlet location
- Contemporary fitted kitchen
- Two house bathrooms and en-suite
- Flexible accommodation across three floors
- Lawned garden and wooden decking area
- Ultrafast broadband available
- Garage and off-road residents parking

Property Reference: K7240

| 4 | 3 | 1 | D | *Ultrafast Broadband Available* | *Garage & Driveway Parking* |
|---|---|---|---|---|---|



Entrance Hall



Dining Room



Living Room



Kitchen

Upon entering the property, a delightful stone porch provides a warm welcome, leading into a generous entrance hall with attractive oak flooring that flows through to the main reception areas, immediately setting the tone for the home's warm and charming atmosphere. Off the hallway is a convenient ground floor WC complete with vanity wash hand basin.

The spacious living room is a particularly inviting space, featuring a charming deep-set window with Juliet balcony that frames attractive countryside views. A cosy gas fireplace with stone hearth and mantle forms a lovely focal point to the room, with plenty of space for a family dining table - while a door provides direct access to the external wooden decking area. An internal door leads through to the well-appointed kitchen, fitted with granite worktops incorporating an inset sink and drainer, a four-ring electric hob, Bosch double oven with extractor, and an integrated fridge freezer. The kitchen also benefits from under-unit lighting, part-tiled walls and a tiled floor.

On the lower ground floor, the property offers a house bathroom fitted with tiled floors and walls, a vanity wash hand basin, WC, panelled bath with overhead shower and glass screen, along with wrap-around built-in storage cupboards. This level also hosts two spacious double bedrooms, both enjoying a rear aspect overlooking the surrounding countryside. The larger of the two benefits from built-in mirrored wardrobes and an alcove shelving unit, as well as a useful storage cupboard beneath the stairs, while the second bedroom is a smaller double with built-in wardrobes.

The top floor provides further flexible accommodation. The principal bedroom is a generous suite featuring two rear aspect windows, a large mirrored built-in wardrobe and attractive alcove glass shelving. This room leads into an en-suite shower room fitted with tiled floors and walls, a corner shower unit, pedestal wash hand basin, WC and a Velux window allowing plenty of natural light. Also on this floor is a second house bathroom with tiled floors and walls, vanity wash hand basin with wall cupboards and a panelled bath with overhead shower and glass screen. A fourth bedroom, currently suited as a dressing room, would also make an ideal home office.

A useful utility room is also located on this floor, fitted with worktops, base units, space for a washer dryer and a cupboard housing the hot water cylinder.

Externally, Firbank forms part of a small terrace within the farmyard setting and benefits from a communal bin store, garage and off-road residents' parking. Access to the property is via a block-paved path across the terrace, with right of access across the neighbouring pathway leading to the front entrance and garden. The property enjoys a tiered lawned garden to the front, enclosed with fence panels to provide privacy and a pleasant outdoor space from which to enjoy the surrounding countryside.

Full of charm, character and potential, Firbank offers a wonderful opportunity to enjoy rural living within easy reach of local amenities and the spectacular landscapes of the Lake District.

Accomodation with approximate dimensions:

Entrance Hall



Bedroom One



Bedroom Two



Cloakroom



Bedroom Three



En Suite to Bedroom One



Bedroom Four

Ground Floor WC

Living / Dining Room 11' 3" x 27' 5" (3.45m x 8.38m)

Kitchen 6' 3" x 11' 6" (1.93m x 3.53m)

Lower Ground Floor

Lower Ground Floor Bathroom

Bedroom Two 17' 8" x 14' 7" (5.41m x 4.45m)

Bedroom Three 11' 0" x 12' 6" (3.36m x 3.82m)

First Floor

First Floor Bathroom

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

Bedroom Four 12' 1" x 10' 0" (3.69m x 3.06m)

Utility Room

Property Information

Parking: Residents off road parking

Tenure: Freehold

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

Council Tax Westmorland and Furness Council Tax Band: F

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 ///parsnips.rumble.driving

Leaving Kendal southbound along Windermere Road, continue to the traffic lights and take a right hand turn onto Burneside Road. Continue on this road for 2 miles until you reach the village of Burneside, continue through the village turning right onto New Road. Continue past the shop, over the bridge onto Hall Road, continue on this road then turn right towards Garnett Bridge Road, then left onto Garnett Bridge Road. Continue for a short distance and take the first right and Firbank will be at the end of this road.



Lower Ground Floor Bathroom



Utility Room



Front Garden



External



Garden

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 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.

# Meet the Team

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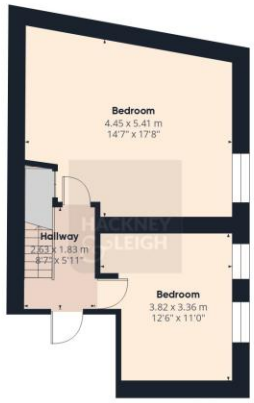


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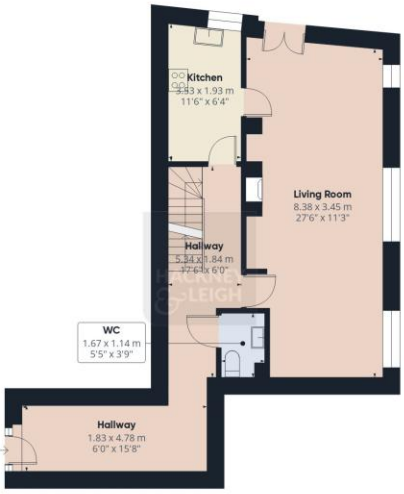



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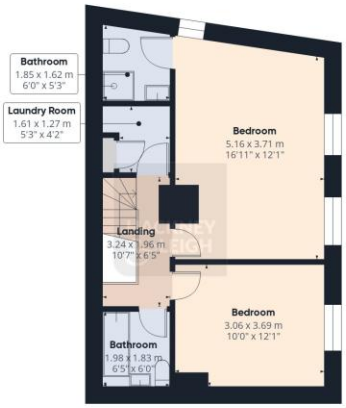
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Floor -1




Floor 0







Floor 1

HACKNEY & LEIGH

**Approximate total area**(1)

136.4 m²

1467 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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