



Burton House
Main Street | Burton | Carnforth | Lancashire | LA6 1LH

BURTON HOUSE



Welcome to Burton House, Main Street, Burton in Kendal, LA6 1LH

Elegant and refined, this handsome Grade II * late 18th Century house has extraordinary architectural period detailing and offers impressive character rich accommodation set out over four floors. Whilst classical in style and steeped in history it offers all the comforts required for a modern family home, offering over 4592 sq ft of well-proportioned rooms including a show-stopping cantilever staircase spanning three floors across an incomparable hallway, three graceful receptions rooms, a welcoming breakfast kitchen, generous utility room, imposing conservatory style rear porch, cloakroom and a fabulous versatile lower ground floor room with vast potential. Onwards and upwards, there are five double bedrooms, two bathrooms and an ensuite shower room with scope to create a second.

Set back off the road within the heart of this Conservation Area village, Burton House faces west and has well laid out and neatly tended gardens. Setting the scene to the front, a gated entrance opens to a circular drive with ample parking and a garage. To the rear a private and sheltered garden offers a seating terrace, lawns and a summer house.

Burton in Kendal has local amenities, a strong and active local community as well as excellent accessibility to the road and rail network. Surrounded by scenic countryside there is easy access to the Lake District and Yorkshire Dales and the picturesque coast including the Arnside and Silverdale AONB.



We bought Burton House pretty much on the spot. Finding a Georgian house in the area is incredibly rare.





Location

Burton House is centrally positioned within the historic Conservation Area of this popular and highly accessible south Lakeland village, Burton in Kendal has a vibrant community; there are two good pubs, a well-stocked shop and Post Office, primary school, bowls and tennis courts, church and well used village hall which holds a variety of local events, groups and classes. As the owners tell us, "A lot goes on in the village if you want to take part. It's a great place to raise a family."

This is an opportunity to enjoy the benefits of a village setting and community life with excellent access to unspoilt open countryside and first-rate road and rail communication links. Depending on the direction of travel one may choose between J35 or J36 of the M6 and from the nearby train stations of Carnforth, Oxenholme or Lancaster.

Beyond the village shop, day to day needs will likely be well met in Carnforth or Milnthorpe with a choice of supermarkets (Booths, Tesco and Aldi), a busy high street of independent retailers and a range of health care providers.

For those that love a day out, Burton in Kendal is perfectly placed to visit the neighbouring National Parks and AONBs so whether it's gently pottering, a leisurely ramble or a more ambitious hike, it's all wonderfully accessible.

“ We've really appreciated the location, it's been extremely convenient in every way; perfect for commuting with excellent M6 access, a choice of stations when travelling further afield and as our children attended Sedbergh School we had it all to hand.





Step inside

Built as a private residence in 1760 the house was later occupied as a school, in the 1960s it was divided into three individual homes, Burton House forming the largest central section. This is gracious living, a true slice of country house grandeur but now on a manageable and livable scale, whilst rich in history and classical aesthetics it exudes a personable and family friendly quality.

The level of fine period detailing is remarkable; stone staircases, polished floor boards, panelled doors, some with overlights, period fireplaces (all of which are functional), sash windows (the majority of which are operational), most having window shutters (virtually all in working order) and some with window seats. There are intricate plasterwork ceilings in the drawing room, sitting room and dining room in addition to cornices, dado rails and wall panelling in other rooms.

The first room encountered is the remarkable reception hall which features a breath-taking stone cantilever staircase with a fine mahogany handrail that rises to floors to the second floor landing, no wonder this is where the owners' Christmas tree has been positioned over the years as from here it can be enjoyed from so many aspects. The drawing room is an absolute treat, elegant and gracious, it has a curved wall with twin recesses either side of the carved fire surround with open grate. The paneled dining room is equally tasteful, a truly atmospheric setting for Sunday lunches, special occasions and candlelit dinner parties, it too having a carved fire surround around an open grate. East facing, the kitchen is an uplifting place to start the day as first thing the sun streams in; inviting and family friendly, it will also suit kitchen suppers and informal dining. Classic cream painted panel fronted cabinets, wood block worktops, an integral dresser, plate rack, basket storage drawers and pot sink give it a timeless and traditional look. Completing the layout on the ground floor is a cloakroom and space for coat hanging in the inner hall as a back door opens to an impressive conservatory style Amdega porch where double opening doors lead to the garden.

Alighting on the first floor landing and the view down to the reception hall and up to the second floor is extraordinary, the scale and grandeur of the staircase is rarely seen on a domestic

level and here it may be enjoyed every single day. There is a sitting room on this floor, more for your nearest and dearest than entertaining, a cosy room where a gas flame effect fire set into the period fireplace thankfully removes the need to bring any logs up the stairs! Looking out of the window and the garden may be fully appreciated from this vantage point as it stretches back to the delightful summer house at the far end. A bookcase is fitted into a corner and creates an attractive feature. Not at all overlooked, the principal bedroom is on this floor, a period fireplace draws the eye as does the lovely view of the spring blossom in the garden. Along one wall are fitted wardrobes, the central doors opening, Narnia style, to reveal an ensuite shower room. The second bedroom looks out over the front lawn and has a period fireplace and fitted wardrobe. There is a connecting door to the adjacent house bathroom although it is not presently in use. The bathroom has a characterful roll top bath, vanity unit and loo, a linen cupboard providing useful storage.

The cantilever stairs continue upwards, this time constructed of wood rather than stone but equally as impressive. Off the landing are three further double bedrooms, each having a period fireplace. Those intrigued by the history of this fine property will be interested by a signature etched into the glass of one of the second floor bedrooms, it reads "Maggie Issacs April 9th 1872". Maggie is thought to have been a pupil when the property was occupied as a school. Serving this floor is a second bathroom with a three piece suite and there's a useful store room with scope to convert to an ensuite for one of the bedrooms, subject to any permissions required.

The lower ground floor is approached from the reception hall via a set of wide stone steps. Stone flagged floors were lifted and relaid over a damp proof membrane to create everyday livable rooms. At the end of the lower hall a substantial and wonderfully characterful door leads to external steps up to the front of the house. The hallway itself is fabulously wide, off which are two rooms, the largest of which has been plumbed and wired as at one time the owners intended to repurpose it as a large living kitchen. Plans changed and as it now stands it's a true 'anything room' and would adapt happily to not only a kitchen, but a playroom, gym, cinema or dedicated room for hobbies. Next door is a utility room,

the contemporary white high gloss fronted cabinets sitting well alongside the generations' old stone flagged floor. Down here are the laundry facilities as well as the boiler, hot water tank and a double pot sink. Finally on this level is a store room. Running around the front of the house is a useful covered passageway which provides storage for fuel, garden furniture and the like.

Although grand, there is something very homely about Burton House. High ceilings and tall windows give it excellent proportions and enable the rooms to be filled with natural light. There is a calm and relaxing air that inhibits this extra special and wonderfully charismatic historic home.

Architectural note

Historic England have classified the property as Grade II*. Their listing states "Late C18 with later alterations... 3-storey central block with 2-storey pavilions and linking blocks, plus cellars... Sashes with glazing bars in moulded stone surrounds. Venetian style Main Entrance (now to Burton House) in left-hand return of central block, has 6-panelled door under fanlight with interlaced glazing bars in moulded surround with keystone...Ground-floor openings, except Main Entrance, have alternately a pediment or cornice. Plinth, moulded cill band to ground floor, plain cill band to first floor, modillioned overhanging eaves. Rear has tripartite sashes in main block...Interior has original panelled doors, shutters and architraves, fireplaces in all but 2 rooms and decorative plasterwork to principal rooms throughout. Notably: Burton House has oval Adam-style drawing room, decorative plasterwork to upstairs sitting room and well of stone staircase which has open string, ramped handrails with wreathed terminal and curtail."

The appreciation continues, Burton House features in The Pevsner Architectural Guide to The Buildings of England by the art historian Sir Nikolaus Pevsner who describes it as "quite splendid". This definitive guide is a well-respected reference for both specialists and the general reader and offers detailed coverage of the most notable buildings in the British Isles. Started in 1945, there were forty-six original volumes published between 1951 and 1974 and for anyone who appreciates period architecture they make fascinating reading.



We've cherished our time here and whilst it's just too big for the two of us now it has been the perfect family home; a great house and garden for parties, we've had it full of family and friends for 26 years.



















Step outside

First impressions always carry the most weight, set back off the road behind a circular lawn around which a carriage drive runs, statuesque Burton House is something of a landmark within the village and has tremendous kerb appeal. Through the stone gateway and wrought iron gates, as one approaches the house there is a palpable sense of history and of the previous generations that have gone before. The front garden is well screened by established planting providing privacy as well as an attractive outlook when viewed from the house.

The back garden is enclosed and private, the perfect family garden where there is space to sit, relax and dine, room for ball games, games of hide and seek, exploration and building dens, trampolines, climbing frames and swing sets.

The terrace immediately next to the house enjoys the morning sunshine so it's just the spot for breakfast, morning coffee and lunch taken outdoors. It's a matter of steps to the kitchen so convenient for ferrying everything back and forth.

The garden is gently terraced, the seating area is separated by railings so as to be contained for younger children. Steps lead up to a lawn having a formal box garden with a central pond and fountain. Finally, at the furthest most reach is the third tier, planted borders frame the lawn, at the far end being a summer house which basks in the afternoon sun and commands a delightful aspect back towards the house.

There is parking at the front off the circular drive and a single garage to the north of the house which has water, light and power.



“Enclosed and private, it's great for children and dogs. The garden comes into its own for outdoor entertaining, there's ample space to set out garden furniture and barbecue on the large terrace (it's a sun trap and very sheltered here) and the lawns are perfect for younger ones to run around.



Burton House

Approximate Gross Internal Area : 420.77 sq m / 4529.13 sq ft
Total : 420.77 sq m / 4529.13 sq ft



For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FURTHER INFORMATION

On the road

Carnforth	4.4 miles
Milnthorpe	4.4 miles
Kirkby Lonsdale	7.6 miles
Lancaster	11.5 miles
Kendal	11.8 miles
Manchester	61.6 miles

Transport links

M6 J35	3.9 miles
M6 J36	4.1 miles
Carnforth station	4.6 miles
Oxenholme (railway station)	9.4 miles
Manchester airport	71.1 miles
Liverpool airport	77.1 miles

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.

Internet Speed

Broadband

Ultrafast speeds potentially available from B4RN or Openreach of 1800 Mbps download and for uploading 1000 Mbps. B4RN (Broadband for the Rural North) www.B4RN.org.uk.

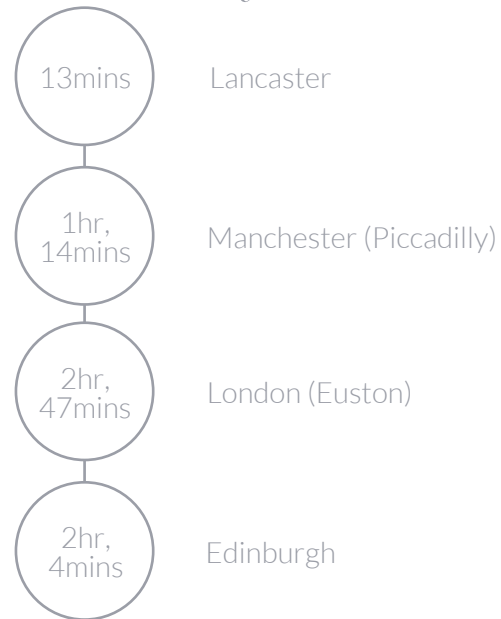
Mobile

Indoor: EE, Three and Vodafone are reported as providing 'limited' services for both Voice and Data. O2 is reported as providing a 'likely' Voice service and 'limited' Data service.

Outdoor: EE, Three, O2 and Vodafone are all reported as providing 'likely' services for both Voice and Data.

Broadband and mobile information provided by Ofcom.

Rail Journeys



Based on approximate direct train journey times from Oxenholme train station on the main West Coast line. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there is a branch line station in Carnforth on the Bentham and Furness lines.

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, some light fittings and integral kitchen appliances as follows: Leisure Rangemaster stove (gas hob with electric ovens), fan over, fridge freezer and a NEFF dishwasher. Available by way of further negotiation are the freestanding appliances in the utility room: Indesit washing machine, fridge and tumble dryer (both Hotpoint).

Directions

what3words [champions.loft.automate](https://www.what3words.com/champions.loft.automate)

Use Sat Nav **LA6 1LH** with reference to the directions below:

Arriving in the village from the south, pass the right hand turnings for Dalton Lane and Mowbray Drive and 50m later, again on the right, is the gated entrance to Burton House flanked either side by inset curved stone walls in front of which are white posts and chains.

Services

Mains electricity, gas, water and drainage. Gas fired central heating from a Worcester boiler in the utility room. RING doorbell with CCTV to the front door.

Please note

Burton House has a vehicular and pedestrian access to the south over neighbouring land and a pedestrian access to the north, both routes access the rear garden.

Places to visit

Cinemas - Vue and The Dukes in Lancaster, The Brewery in Kendal and Zeffirellis in Ambleside
Live theatres - The Brewery in Kendal, Grand and The Dukes theatres in Lancaster, The Heron Theatre, Beeham
Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows
Whatever the weather the Lake District has a vast number of attractions to keep everyone entertained

Sport and recreation

Golf clubs – Silverdale, Lancaster, Morecambe, Casterton and Kirkby Lonsdale, Kendal and Grange over Sands
Diving and open water swimming – Capernwray Diving Centre
Pool and gym at Pure Leisure, Borwick, leisure centres at Kendal and Lancaster, 3-1-5 fitness centre at Lancaster
Swimming pools at Capernwray Hall and Hornby School

Places to eat

We're spoilt for choice here, but here are a few local favourites to check out

Special occasions

Gilpin Hotel and Lake House, Linthwaite House, The Samling, all in Windermere
L'Enclume and Rogan and Co, both in Cartmel
Quite Simply French and Now or Never by Journey Social, both in Lancaster

Informal dining, cafes and pubs

Within walking distance in the village are The Royal Hotel and the Kings Arms
A short drive to The Longlands Hotel, Tewitfield
The Plough Inn, Lupton
The Royal Hotel, The Sun Inn and Avanti amongst others in Kirkby Lonsdale
The Highwayman, Burrow
Zeffirellis, Ambleside

Great walks nearby

It's a lovely walk along Lancaster Canal with access in the village, also for great views, venture up through Dalton Woods to the trigonometry point, or to the summit of Farleton Knott.
Involving a drive, but well worth it, there are Yorkshire's Three Peaks to conquer (Ingleborough, Whernside and Pen-y-ghent) and Wainwright's 214 Lakeland fells to explore as well as coastal walks along the promenades at Morecambe and Grange over Sands and in the Arnside and Silverdale AONB.

Schools

Primary

Burton Morewood
St Mary's CoE Primary School, Kirkby Lonsdale
Sedbergh Preparatory School, Casterton (independent)

Secondary

Queen Elizabeth School and QEstudio, Kirkby Lonsdale
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Dallam School, Milnthorpe
The Queen Katherine School and Kirkbie Kendal School, both in Kendal
Sedbergh School (independent)

Further Education

Kendal College
Lancaster and Morecambe College
Lancaster University
University of Cumbria (campuses in Lancaster, Ambleside and Carlisle)

Guide price £ 8 1 5 , 0 0 0

Westmorland and Furness Council
Council Tax band G

Tenure - Freehold



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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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Fine & Country
Tel: +44 (0)1524 380560 | sales@fineandcountry-lakes.co.uk
19, Castle Hill, Lancaster, Lancashire LA1 1YN

