



Gamekeepers Cottage, Burrow
Nr Kirkby Lonsdale
Asking Price £545,000

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Thomson Hayton Winkley



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A charming detached cottage with delightful gardens and beautiful far reaching countryside views located in the hamlet of Burrow. Having two reception rooms, kitchen, breakfast room, garden room, utility room with W.C., two double bedrooms, en suite bathroom, shower room, garage and ample parking.







GAMEKEEPERS COTTAGE

An exceptionally appealing well proportioned detached cottage with outstanding views across open countryside privately located in the hamlet of Burrow. The cottage is within walking distance of the renowned Northcote Highwayman Restaurant and is just 3 miles from the beautiful market town of Kirkby Lonsdale with a wealth of shops, restaurants and amenities. The property offers easy access to the M6 and both the Yorkshire Dales and Lake District National Parks.

The beautifully presented charming accommodation, which has been sympathetically updated by the current owners, briefly comprises porch, sitting room with multi fuel stove and quality flagged flooring open to dining room, cottage kitchen, which has an AGA with electric hob, pantry and bespoke painted cupboards and shelving, breakfast room, garden room and utility room with W.C. on the ground floor. The first floor offers a landing, double bedroom with en suite bathroom, a second double bedroom and a shower room. The property benefits from double glazing and oil fired heating.

Outside there are generous attractive landscaped gardens offering many seating areas to take full advantage of the tranquil surroundings and views, an orchard, stone built fuel/garden stores, summerhouse, two gated driveways and a garage.

GROUND FLOOR

PORCH

7' 0" max x 3' 10" max (2.14m x 1.18m)

Double glazed door, double glazed window, lighting, flagged flooring.

SITTING ROOM

14' 6" x 11' 11" (4.43m x 3.65m)

Single glazed door to porch, two double glazed windows, radiator, multi fuel stove to feature fireplace, wall lights, flagged flooring.

DINING ROOM

10' 4" x 9' 7" (3.17m x 2.93m)

Double glazed window, radiator, built in cupboards, fitted cupboards, wall lights, flagged flooring.

KITCHEN

9' 6" x 6' 9" (2.92m x 2.08m)

Single glazed door to breakfast room, double glazed window, radiator, base and wall units, solid wood worktop, white porcelain sink, AGA with electric hob, integrated fridge, bespoke painted cupboards and shelving, pantry, wall lights, under wall unit lighting, tiled flooring.

BREAKFAST ROOM

8' 4" x 4' 9" (2.55m x 1.45m)

Double glazed door to patio, double glazed windows, radiator, exposed beams, built in cloaks cupboard and storage, built in cupboards, fitted shelving, tiled flooring.

GARDEN ROOM

10' 9" x 7' 9" (3.29m x 2.37m)

Stable door, double glazed windows, light and power, fitted shelf, tiled flooring.

UTILITY ROOM WITH W.C.

6' 3" x 6' 3" (1.93m x 1.92m)

Painted door to garden, light and power, W.C. with low level cistern, Belfast sink, plumbing for washing machine, space for tumble dryer and freezer, fitted shelving, tiled flooring.





FIRST FLOOR

LANDING

6' 10" x 4' 11" (2.09m x 1.51m)

Double glazed window, radiator, loft access.

BEDROOM

10' 5" max x 10' 4" max (3.18m x 3.15m)

Double glazed window, radiator, fitted wardrobe, partial panelling to wall.

EN SUITE

7' 3" x 6' 11" (2.23m x 2.11m)

Double glazed window, traditional cast iron style radiator with heated towel rail, three piece suite in white comprises W.C. with high level cistern, wash hand basin to vanity and freestanding roll top bath on ball and claw feet with mixer shower, wall lights, painted panelling to walls, oak flooring.

BEDROOM

11' 4" max x 9' 10" max (3.46m x 3.00m)

Double glazed window, radiator, built in wardrobe and shelving, partial panelling to walls.

SHOWER ROOM

8' 5" max x 7' 4" max (2.59m x 2.24m)

Double glazed window, traditional cast iron style radiator with heated towel rail, three piece suite in white comprises W.C., wash hand basin to vanity and fully panelled walk in shower with thermostatic shower fitment, wall lights, built in cupboards, painted panelling to walls, fitted shelving exposed floorboards.

GARAGE

21' 1" max x 11' 2" max (6.43m x 3.41m)

Up and over door, pedestrian door, two single glazed windows, light and power, fitted shelving, mezzanine storage.

LOG STORE

9' 1" x 7' 6" (2.79m x 2.31m)

Timber door.

COAL STORE

6' 3" x 3' 4" (1.92m x 1.04m)

Timber door, coal bunker.

OUTSIDE

Accessed via a private lane shared with one neighbouring property, Gamekeepers Cottage is a perfect "chocolate box" example of a true period property bordered by a white picket fence at the front. The generous gardens and grounds, which boast exceptional views from all aspects and are a true gardeners paradise, include two gated driveways offering ample off road parking, beautifully presented well stocked landscaped gardens providing colour and interest throughout the seasons, well maintained lawns, with the orchard having productive fruit trees, various patios and seating areas which take full advantage of the surrounding scenery, an attractive outbuilding for fuel/garden storage and a summerhouse.

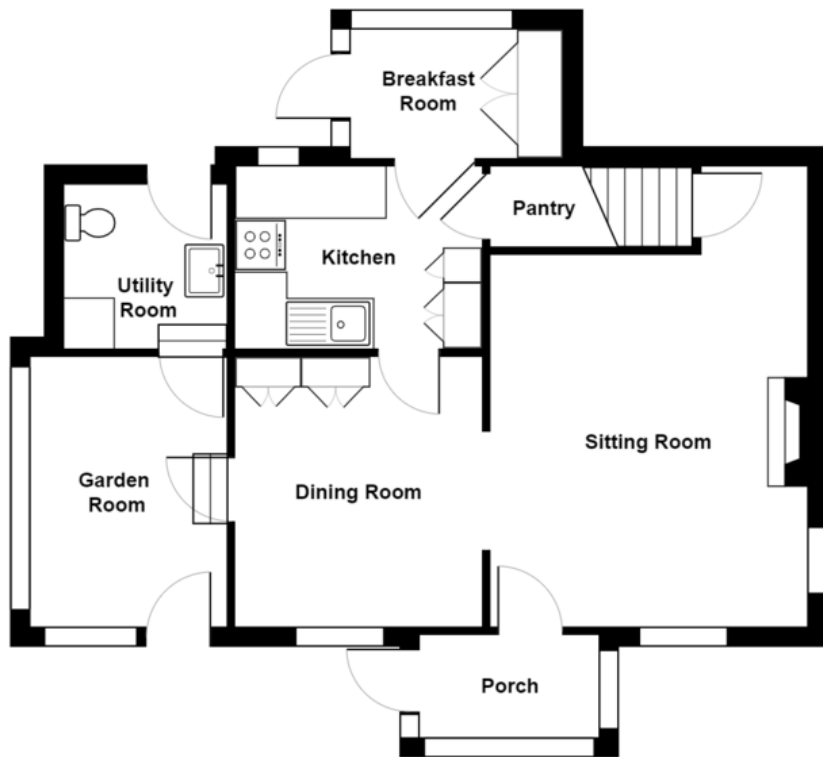
SERVICES

Mains electricity, mains water, oil fired heating, non mains drainage.

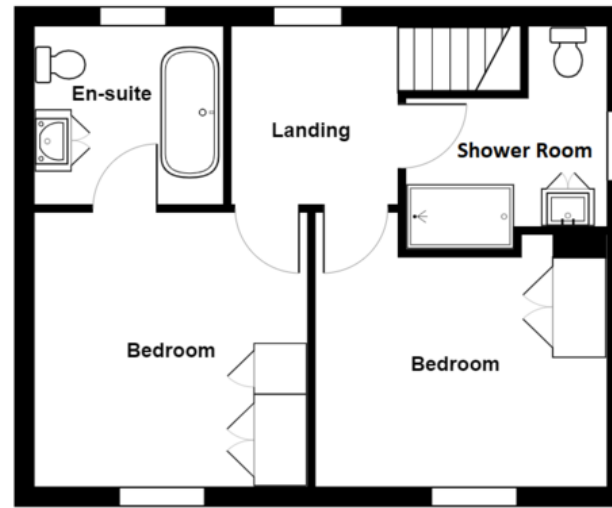
COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Ground Floor



First Floor

Gamekeepers Cottage, Burrow

Total Area: 91.1 m² ... 981 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

DIRECTIONS

From Kirkby Lonsdale take the A65 towards Skipton and after crossing the river take the first turning right Signposted Lancaster/Hornby. Continue until you reach the Burrow signpost on the left then turn left into the private lane where Gamekeepers Cottage is the first property on the left.

WHAT3WORDS:

spine.sprint.bookmark

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