



Egremont Cottage, Old Riggs Yard,
Burton in Kendal

Asking Price £270,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well presented and proportioned traditional stone built mid terrace house centrally located within the village of Burton in Kendal being convenient for both Kendal and Lancaster. Having a sitting room, dining kitchen, three double bedrooms, bathroom, shower room, cellar and parking for one.







ACCOMMODATION

Egremont Cottage is a well proportioned traditional stone built mid terrace house centrally located within the village of Burton in Kendal where the local amenities include a highly regarded primary school, village store & post office, church, butchers and a public house and restaurant. The village is convenient for Kirkby Lonsdale and Carnforth and is within easy reach of both the market town of Kendal and the city of Lancaster, junctions 35 and 36 of the M6 and the Lake District and Yorkshire Dales National Parks.

The well presented accommodation is laid to four floors and briefly comprises a sitting room and dining kitchen to the ground floor, two double bedrooms and a bathroom to the first floor, a further double bedroom and shower room to the second floor and a cellar to the lower ground floor.

Outside offers a raised bed stocked with climbing roses and flowering plants and shrubs and off road parking for one vehicle.

The property is offered for sale with no upper chain.

GROUND FLOOR

SITTING ROOM

17' 3 max" x 14' 9 max" (5.26m x 4.5m)

Double glazed door, double glazed bay window, radiator, inset living flame gas fire to marble fireplace with feature lighting, two alcoves with lighting, exposed beams, wall lights, solid wood flooring.

DINING KITCHEN

15' 7" x 10' 7" (4.75m x 3.23m)

Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, spaces for fridge freezer and tumble dryer, plumbing for dishwasher, plumbing for washing machine and dishwasher, gas central heating boiler, exposed beams, recessed spotlights, tiled splash backs, tiled flooring.





FIRST FLOOR LANDING

14' 0" x 2' 7" (4.27m x 0.81m)

Radiator.

BEDROOM

15' 9 max" x 10' 9" (4.8m x 3.30m)

Double glazed window, radiator, built in wardrobes, built in cupboard.

BEDROOM

11' 10" x 8' 2" (3.62m x 2.51m)

Double glazed window, radiator, built in wardrobe, exposed beam.

BATHROOM

11' 9 max" x 5' 3 max" (3.58m x 1.6m)

Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin and bath with mixer shower, built in cupboard, recessed spotlights, part tiling to walls, tiled flooring.

SECOND FLOOR LANDING

OPEN PLAN TO INCLUDE SHOWER ROOM

6' 9" x 5' 3" (2.06m x 1.6m) both max

Double glazed Velux window.

SHOWER ROOM

6' 9" x 6' 0" (2.06m x 1.84m)

Double glazed Velux window, radiator, three piece suite in white comprises W.C. wash hand basin and fully tiled shower cubicle with electric shower, exposed beam, wall light, part tongue and groove to walls.

BEDROOM

14' 10" x 8' 11" (4.53m x 2.72m)

Double glazed window, radiator, exposed beam, wall light.

UTILITY CUPBOARD

3' 0" x 2' 6" (0.92m x 0.78m)

Plumbing for washing machine, fitted shelving.

LOWER GROUND FLOOR

10' 4" x 10' 1" (3.15m x 3.07m) both max

Lighting, coal chute, restricted height.

OUTSIDE

There is a delightful raised bed to the front of the cottage stocked with an established climbing rose and a variety of flowering shrubs and plants. There is parking for one vehicle.

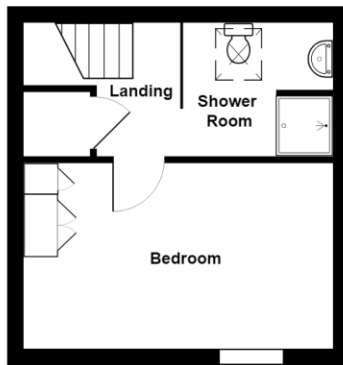
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

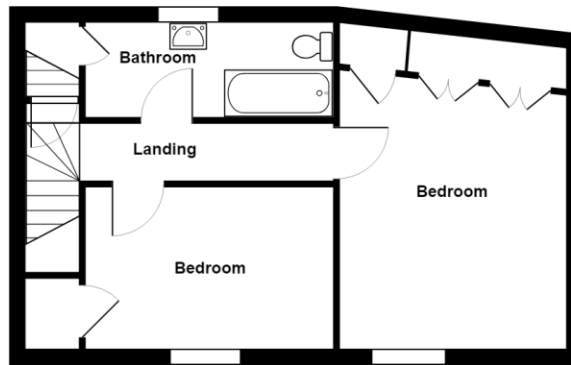
COUNCIL TAX BANDING

Currently Band C - as per the Valuation Office website.



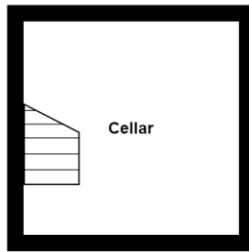


Second Floor

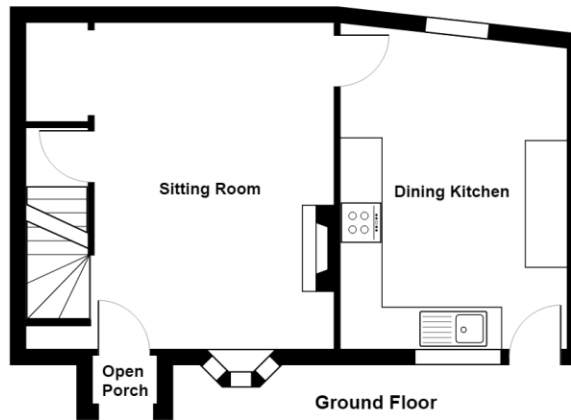


First Floor

Total Area: 106.6 m² ... 1147 ft²



Cellar



Ground Floor

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

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

DIRECTIONS

From Junction 36 of the M6 motorway take the A65 exit in the direction of Kirkby Lonsdale. At the first roundabout take the third exit onto the A6070 heading south towards Burton in Kendal. Enter the village and turn left in to Old Riggs Yard (opposite the Kings Arms Public House) where Egremont Cottage is located on the left.

WHAT3WORDS

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