



1 WEST, THE SQUARE, BURTON, CARNFORTH, CUMBRIA, LA6 1LX  
**£325,000**

**MILNE MOSER**  
SALES + LETTINGS

1 WEST  
THE SQUARE  
BURTON  
LA6 1LX



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PARKING

OVERVIEW

In the heart of the village's historic square, 1 West is a traditional Georgian town house. Built in 1760s, this Grade II-listed property is full of character, elegance and charm.

Retaining many original features, from its rare cast iron range to its beams, this house seamlessly combines its heritage with modern living.

The lounge diner, running front to back, is welcoming and generously proportioned. The kitchen is accessed through this space, towards the rear of the property, which then leads onto a back patio. The first floor comprises a large bathroom and generous double bedroom. On the second floor are another generous double bedroom and a single bedroom. Accessing the recently developed attic on the floor above, you'll find a light, bright and tranquil space with large conservation rooflights.

The ample cellars which run the length of the property offer plenty of storage space for bikes, canoes, wood and tools, as well as extra white goods. The flagstoned patio courtyard to the rear of the property is a perfect summer sun trap. The property also includes a divorced garden down a leafy (and pedestrian-only) lane leading from the rear patio, which is set in fields and offers distant views of the Lake District fells.

Available with no onward chain, a viewing is highly recommended.





#### ACCOMMODATION

A period front door leads into a porch which has a wooden floor and a ceiling light. A traditional door with fan light above leads into:

#### LOUNGE DINER

12' 5" x 26' 1" (3.78m x 7.94m)

A generous space with period features which include window seats, exposed beams, a (functioning) recessed cast range and built-in pitch pine fronted cupboards and shelving. A modern woodburner is perfect for cosy winter evenings, and the sash window at the front looks onto the cobbled square. A further window to the rear of the room offers more light. Three radiators, three ceiling lights and stairs to the first floor and cellar complete the room.

#### KITCHEN

9' 5" x 8' 5" (2.87m x 2.56m)

The kitchen is fitted with oak-style base and wall units with marble effect worktops and a stainless steel sink with drainer. Gas hob and an electric oven, integrated dishwasher and undercounter fridge space. A window overlooks the courtyard at the rear, and there is a Velux rooflight and external door.

#### LANDING

An elegant Westmorland-style window at the rear stretches up the house, and there is a ceiling light and radiator on the landing.

#### BEDROOM

12' 1" x 11' 10" (3.68m x 3.60m)

A sash window with panelling beneath, to the front aspect. Period fire surround with ornate tiling and cast grate, a ceiling light and built-in double recess cupboard.

#### BATHROOM

6' 8" x 14' 0" (2.02m x 4.26m)

A window faces the rear aspect, onto the leafy private lane. The period suite comprises a bath with mixer over, a vanity basin/wash stand and traditional toilet with wooden seat. The floor has been stripped and painted and there is a ceiling light, radiator and vanity light shaver point. Retained fireplace.

#### LANDING

Ceiling light and enclosed stairs to the attic. Westmorland-style window continues to the stairwell.



#### BEDROOM

12' 1" x 11' 11" (3.68m x 3.63m)

Sash window to the front aspect with pretty window seat and outlook over The Square. Fireplace, ceiling light and a radiator.

#### BEDROOM

6' 7" x 13' 9" (2.01m x 4.18m)

Overlooking the leafy lane, rooftops, and fields at the rear, the third bedroom has a ceiling light and radiator, as well as window with window seat.

#### ATTIC

11' 3" x 19' 2" (3.44m x 5.85m)

Forming part of the original layout, this is nevertheless accessed via stairs with restricted head height. The recently renovated attic opens up into a lovely light, bright space with two large conservation Velux rooflights, stripped and exposed original beams, and access to eaves. There is a ceiling light and electric heater.

#### CELLARS

Accessed via stone steps at the front of the property or internally from the lounge diner, the main cellars provide storage and workshop space - divided into three areas, offering a boiler room and two storage areas. A final cellar, currently used for log and bike storage, runs the length of the property from front to back and is partitioned off from the rest of the cellar. This can be accessed from both the front and the rear of the property. The Baxi boiler is housed in the cellar and there is plumbing for a washing machine (drained via electric pump), lighting, a radiator and part flagged floor.

#### EXTERNAL

Immediately to the front of the property is the property's parking space. A courtyard at the rear provides space for pots and a bistro set, and a grassy lane leads between neighbouring properties and a barn towards a field gate and into the divorced garden.

There is lots of potential within the garden space, and room for a vegetable allotment, summerhouse and shed if desired. Open aspect towards fields and to the Lakeland fells beyond.





This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only





#### DIRECTIONS

Entering Burton in Kendal from the north (junction 36 and Holme) proceed into the village passing the primary school and hall. Once entering The Square in the centre, the property is to the right hand side (opposite the War Memorial), set back from the road with cobbled parking spaces to the front. Easily identified by the blue front door.


[what3words///bikers.portfolio.haggle](https://www.what3words.com/what3words///bikers.portfolio.haggle)

#### GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold. Please note the property is Grade II listed

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	<b>79</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>44</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

#### ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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# MILNE MOSER

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