



HIGHER CROSSINGS COTTAGE, HOLLINS LANE, BURNESIDE,  
KENDAL, CUMBRIA, LA9 6QL  
**£599,000**

**MILNE MOSER**  
SALES + LETTINGS

HIGHER CROSSINGS COTTAGE  
HOLLINS LANE  
BURNESIDE  
KENDAL  
LA9 6QL



3/4



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DOUBLE GARAGE  
& PARKING

OVERVIEW

A truly versatile property - the deceptive front appearance gives no hint as to the size and layout of the accommodation on offer. Currently used by two generations, the property has been extended and updated - the original railway cottage is on one level with two sitting rooms, a dining room and bedroom. The rear extension is over two floors with a large semi open plan kitchen lounge dining space and two bedrooms (formerly three). There are two kitchens and bathrooms. Externally, the unexpected space continues with off road parking for a number of cars plus a carport, double garage, outbuildings and a good sized rear garden.

UPVC double glazed throughout and gas centrally heated, the property offers buyers the potential to holiday let a proportion of the property for additional income, have space for a dependent relative or combine the two spaces creating a substantial family home. The property is adjacent to Kendal to Windermere railway line and Burneside Cricket Club - the village shop and primary school are just a stone's throw away as is the local bus stop

ACCOMMODATION

Approaching over the recently gravelled driveway and front garden, a UPVC door to the right hand side leads into:

PORCH

A UPVC double glazed window to the side and open access to the sitting room.





#### SITTING ROOM

13' 10" x 11' 10" (4.23m x 3.60m) max

A UPVC double glazed window to the side aspect and an internal window to the sun room. Having a period feel with a brick fire surround with wood burner, higher ceiling, two radiators and a ceiling light.

#### INNER HALLWAY

Ceiling light, a radiator and wall light.

#### KITCHEN

7' 8" x 7' 6" (2.33m x 2.29m)

A UPVC double glazed window faces the side elevation. Fitted with oak base and wall units, marble style worktops and tiled splashbacks. One and a half enamel sink with drainer, a ceiling light and tiled floor running through into the dining room. Space for an electric cooker and under counter fridge. Under unit lighting and a cooker hood.

#### DINING ROOM

9' 8" x 10' 7" (2.94m x 3.22m)

A UPVC double glazed door allows natural light in from the sun room. Radiator and two wall lights.

#### SUN ROOM

18' 11" x 9' 4" (5.77m x 2.85m)

Looking over the front garden, the sun room is the perfect place to watch the world go by. Large UPVC double glazed windows and French doors, two radiators and characterful exposed stone wall.

#### BEDROOM

13' 10" x 11' 6" (4.22m x 3.51m) max

UPVC double glazed window to the side aspect. Ideal for those with mobility concerns, this ground floor bedroom has a high ceiling, radiator and a ceiling light.

#### BATHROOM

Serving as a connection between the two sides of the property, the Jack and Jill bathroom is fully tiled and fitted with a claw foot bath, period style wash hand basin and matching WC. Chrome heated towel rail, a ceiling light, alcove shelving with light and an extractor. Frosted UPVC double glazed window.



#### HALL

UPVC double glazed external door. Stairs lead to the first floor with a built in cupboard under and there is a ceiling light. A walk in laundry room has plumbing for a washing machine, space for a dryer, ceiling light and wall mounted boiler serving the whole property.

#### KITCHEN DINER

20' 8" x 15' 6" (6.30m x 4.73m) max

A generous room with space for a large family table plus sofa seating if required. UPVC double glazed windows face the side and rear with pleasant outlooks across fields and there is open access to the lounge space. The kitchen is fitted with cream farmhouse base and wall units, slate style worktops, tiled splashbacks and a stainless steel sink with drainer. Plumbing for a dishwasher, space for a fridge freezer and an electric cooker. There is a fitted cooker hood, downlights, a ceiling light and radiator.

#### LOUNGE

11' 9" x 11' 9" (3.58m x 3.57m)

UPVC double glazed French doors lead to the garden and there are three UPVC double glazed windows. Feeling light and bright, there is a vaulted ceiling and a radiator.

#### LANDING & STAIRS

A UPVC double glazed window faces the side aspect and there is a ceiling light and downlights. A study nook space has been created and has a frosted UPVC double glazed window and a ceiling light.

#### BEDROOM

9' 9" x 10' 3" (2.98m x 3.13m)

Having dual aspect UPVC double glazed windows and lovely views across the cricket pitch and fields. Good sized built-in cupboard, a radiator and ceiling light.

#### BEDROOM

7' 9" x 15' 6" (2.37m x 4.73m)

Facing the side aspect, this good sized double bedroom was formerly two bedrooms and has a radiator, two ceiling lights and a UPVC double glazed window.

#### BATHROOM

Frosted UPVC double glazed window. Fitted with a vanity wash hand basin, WC and bath with shower over and screen. Extractor, downlights and a period style towel rail/radiator.





Ground Floor



1st Floor

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.

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>	<b>65</b>	
(39-54) <b>E</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	





#### EXTERNAL

The gated recently gravelled driveway leads to the front and side of the property with parking for a number of cars, the driveway continues to the rear giving access to the double garage. The front garden is lawned with a gravel border and drystone wall boundary. A carport at the rear has an adjoining store (6' 4" x 20' 10") and has power and light. There is a further outbuilding divided into storage for bins and garden tools.

The rear garden is level and mainly lawned with a beech hedge boundary to the cricket club and a fence bordering the railway line. There is a patio close to the house and a small wildflower bed. Accessed to the side of the double garage is a veg patch with raised beds and a greenhouse.

#### GARAGES

The block built garages interconnect and both have double doors. 10' 8" x 16' 5" (3.25m x 5.00m) and 17' 3" x 12' 0" (5.26m x 3.66m)

#### DIRECTIONS

Leaving Kendal on Burneside Road, proceed under the railway bridge and out of town towards Burneside. Pass the primary school on the left, turning left just after onto Hollin Lane. Higher Crossings Cottage is located to the right hand side immediately after the level crossing and prior to the cricket club/pitch. [what3words.com/peach.arts.homeward](http://what3words.com/peach.arts.homeward)

#### GENERAL INFORMATION

Services: Mains Water, Gas and Electric. Private Drainage. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors.

Tenure: Freehold

Council Tax Band: E



To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

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