



BOWNESS, VICARAGE LANE, BURTON, CARNFORTH, CUMBRIA, LA6 1NW
£500,000

MILNE MOSER
SALES + LETTINGS

**BOWNESS
VICARAGE LANE
BURTON
CARNFORTH, LA6 1NW**



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DOUBLE GARAGE
& PARKING

OVERVIEW

Having fantastic views across rolling countryside and open fields to two sides, Bowness is a unique extended detached home. The original house retains much of its period charm with the modern two storey extension at the rear contrasting with contemporary clean lines and a large feature window. Perfect for birdwatching, the two reception rooms both over look open countryside and there is a kitchen, utility/laundry and wc - all on the ground floor. A workshop provides space for hobbies or storage. To the first floor is an impressive master bedroom suite with a large gable window. There are three further bedrooms - all with open views plus a family bathroom. Externally there is driveway parking plus a double garage. The garden at the rear provides space for play, produce and flowers and is bounded by fields.

Tucked away from the road at the end of a small lane, the property is an ideal family purchase. Burton in Kendal offers a host of facilities including a primary school, community centre, various clubs and social groups, a church and post office/shop. It has excellent transport links via the M6 motorway just a short drive away and is served by the 555 bus route.

ACCOMMODATION

The property is served by two entrances, the formal entrance is via a porch at the side and the second from the parking area into the extension.





PORCH

3' 10" x 6' 7" (1.18m x 2.01m)

Steps lead up to the wooden front door and into the porch. Quarry tiles to the floor, a ceiling light and glazed inner door to the hall.

HALL

18' 0" x 7' 11" (5.50m x 2.41m)

A generous hallway with a built in under stair cupboard, stained wooden panelling, two radiators and a ceiling light. Period doors lead to the two reception rooms, kitchen and side passage. Wooden style flooring runs through into the kitchen.

LOUNGE

13' 11" x 16' 2" 94.25m x 4.94m) into bay

Having lovely views across fields towards rolling countryside, the bay windowed lounge is the perfect place to bird watch during the day and has a multi fuel stove, perfect for keeping the room cosy at night. There are recessed bookshelves, two radiators and a ceiling light. A further UPVC double glazed window faces the side aspect.

DINING ROOM

13' 2" x 12' 11" (4.01m x 3.95m)

Adjacent to the kitchen and also having lovely open views, the second reception room makes a perfect dining room and has a large UPVC double glazed window, a radiator and ceiling light. A second woodburner is set to a tiled hearth.

KITCHEN

9' 0" x 7' 10" (2.73m x 2.38m)

UPVC double glazed window facing the rear aspect with view towards fields. Fitted with beech style base and wall units, pale worktops and a stainless steel double sink with drainer. There is a gas hob with hood above, an electric oven and an integrated fridge. Tiled splashbacks, downlights, a radiator and period panelled ceiling.

SIDE PASSAGE

Having a practical tiled floor, downlights and a radiator. A wooden door leads to the side and parking area and internal oak doors connect to the workshop and utility/laundry.

UTILITY/LAUNDRY

7' 5" x 12' 2" (2.25m x 3.70m)

A must for busy families with space/plumbing for a washing machine, space for shoes and boots, ample shelving for dry goods and cleaning products plus space for a fridge freezer. Double



cupboard, wall mounted Worcester boiler, downlights, a radiator and wall light. Velux rooflight.

WC

6' 2" x 6' 2" (1.88m x 1.87m)

UPVC double glazed window to the side aspect. Fitted with a wc and enamel sink with drainer set to a worktop. Continuing tiled flooring, a radiator and ceiling light.

LANDING

A good sized landing with a ceiling light and radiator. A hatch and drop down ladder leads to the loft which is part boarded and has a light. Period doors lead to three of the four bedrooms and bathroom. Leading into the extension, a side landing has a double glazed window to the side, wooden style flooring and space for a desk if required. An oak door leads into:

BEDROOM

14' 0" x 12' 10" (4.27m x 3.90m) max

An impressive room with a feature gable window to the side and uninterrupted views across fields and countryside. There are two Velux rooflights to the rear. Built within the roof space the bedroom has an eaves cupboard/wardrobe and there are downlights to the ceiling and a radiator.

ENSUITE

5' 8" x 11' 3" (1.72m x 3.44m) max

Also within the roof space, the ensuite has been thoughtfully laid out with a fully tiled shower cubicle, a wc and modern wash basin. There is recessed lighting, downlights, an extractor and a shaver point. Heated chrome towel rail and a radiator.

BEDROOM

14' 0" x 12' 11" (4.27m x 3.95m)

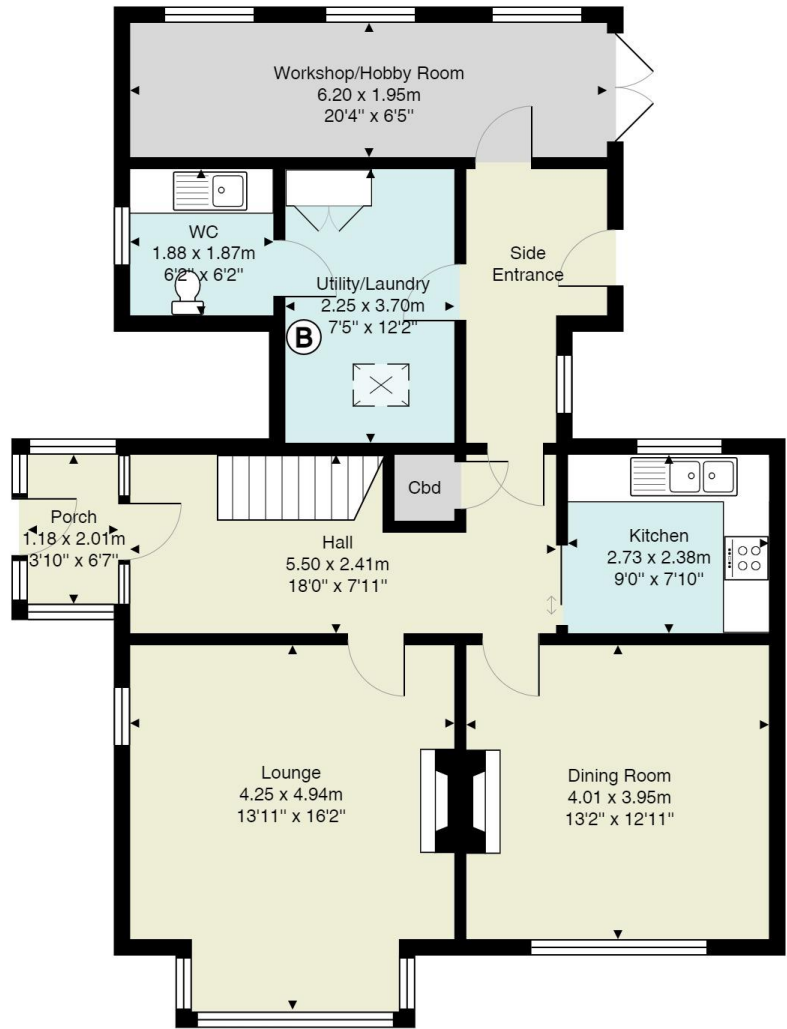
Dual aspect, this generous double bedroom has far reaching views across countryside towards Arnside Knott to the front and Farleton Knott and Lakeland Fells at the side. Radiator, ceiling light and UPVC double glazed windows.

BEDROOM

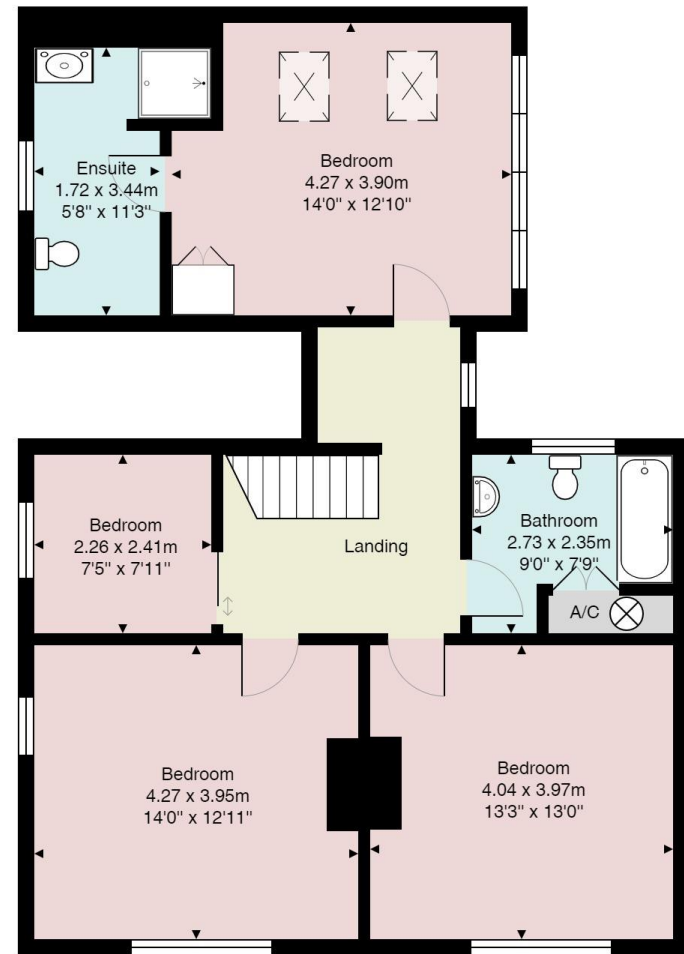
13' 3" x 13' " (4.04m x 3.97m)

Also a generous double and enjoying the wonderful view, the third bedroom has a ceiling light, UPVC double glazed window and a 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





BEDROOM

7' 5" x 7' 11" (2.26m x 2.41m)

UPVC double glazed window to the side aspect - lovely view toward Farleton Knott. Radiator and a ceiling light. The current owners use the bedroom as a study/home office.

BATHROOM

9' 0" x 7' 9" (2.73m x 2.35m)

UPVC double glazed window to the rear aspect. Fitted with a pedestal wash hand basin, WC and bath with shower above and folding screen. Built in airing cupboard with hot water cylinder and shelving, a vanity light with shaver point, mirror and a radiator. Downlights and tiling to the walls.

EXTERNAL

Accessed at the end of a quiet lane, the house has a good sized driveway leading to the double garage. The front garden is planted with evergreens and a beech hedge. To the side are numerous wood stores and access into the rear garden. Narrower second driveway and steps to the porch.

The rear garden is divided into a gently sloping lawned area, ideal for children and pets and an upper area with fruit trees, fruit canes and veg beds. Well planted flower borders provide year round interest and there is a small wildlife pond.

DOUBLE GARAGE

16' 10" x 16' 7" (5.13m x 5.05m)

Double up and over door, a pedestrian door and UPVC double glazed window. Power and light are connected.

WORKSHOP

20' 4" x 6' 5" (6.20m x 1.95m)

Accessed from the driveway or internally from the side passage, the workshop is a versatile space and could be used for hobbies or further developed creating an office. Three double glazed windows overlook the rear garden and fields and there is a radiator, sockets and three ceiling lights.




DIRECTIONS

Leaving our office in The Square, Milnthorpe, proceed towards Ackenthaite, turning right at the roundabout with Dallam School. Continue through Whasett and straight through Holme Village. Proceed over the motorway, then turn right following signs towards Burton in Kendal. On reaching the village, turn left onto Vicarage Lane and continue up the hill and past Vicarage Close on the right. Pass two white properties and then four bungalows on the right hand side. Turn right onto the small lane after the bungalows (there is a sign for Bowness), continue straight up the lane with Bowness being the end house.
Lane End: what3words///bitter.call.teams
The Property: what3words///airbag.frogs.group

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Solar PV Panels
Tenure: Freehold
Council Tax Band: E
EPC Grading: C
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

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

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