



COBBLERS COTTAGE, THE GLOBE, BURTON, CARNFORTH, CUMBRIA, LA6 1LU
£249,950

MILNE MOSER
SALES + LETTINGS

COBBLERS COTTAGE
THE GLOBE
BURTON, CARNFORTH
LA6 1LU



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PARKING

OVERVIEW

Perfectly blending character and charm with modern tasteful decor and fittings, this three bedroom cottage is a real find. Well-presented throughout, the current owners have created a wonderful home with well-balanced accommodation over two levels. The ground floor has a generous living room with gas fired wood burner and there is a stylish kitchen diner. On the first floor are two double bedrooms plus a good sized single and modern bathroom with a boutique feel. The courtyard at the front provides space to sit out and there is ample room for potted plants and herbs plus there is an all important off road parking space. For buyers wishing to create more space, there are two cellar rooms, currently used for storage and as a workshop, which could provide further accommodation (subject to relevant permissions). Tucked away from the main road in a courtyard of similar properties and bungalows, the property is well positioned for the village amenities and local transport links.

ACCOMMODATION

From the courtyard/patio, a wooden door with glazed panes leads into:

HALL

Attractive oak flooring runs through into the living room and there is a ceiling light. We are advised by the owners there is a wood parquet floor beneath the oak flooring.





LIVING ROOM

19' 4" x 17' 4" 95.90m x 5.28m) max

Having character beams to the ceiling and a cosy wood burner, the living has dual aspect UPVC double glazed windows and a glazed door to the front courtyard. The gas fired wood burner is set to a slate hearth with wooden mantel above and there is an alcove cupboard to the side. Two radiators, spotlighting, a ceiling light and stairs to the first floor.

KITCHEN DINER

11' 7" x 12' 5" 93.52m x 3.77m)

Divided by a couple of steps into a kitchen and dining space. A UPVC double glazed window at the rear has a bench window seat beneath and there is a hatch and steps down to the cellars. The kitchen area is fitted with green farmhouse style base and wall units, wood block worktops and contemporary tiled splashbacks. Stainless steel one and half bowl sink with drainer, a gas hob with canopy above, an electric under counter double oven and both an integrated dishwasher and fridge. The wall cupboards have lighting above and below and there is a ceiling light and radiator to the dining area.

CELLARS

Cellar 1 11' 4" x 11' 8" (3.46m x 3.56m) ceiling height of 6' 4" (1.93m)

Cellar 2 9' 5" x 11' 9" (2.86m x 3.57m) ceiling height of 6' (1.83m)

Divided into two areas and accessed via an alternate step ladder. Flagged flooring runs through both spaces along with power and light. The age of the cottage is evident in the cellar with exposed stone work, original stone slab and vaulted ceiling. The cellars could offer potential to create additional accommodation, storage, workshop/hobby space or a home office - subject to relevant permissions.



LANDING

A generous landing with space for bookshelves and a reading nook. A double cupboard houses the Vaillant boiler and there are two ceiling light and a radiator. A UPVC double glazed window faces the front aspect and attractive latch doors lead to the three bedrooms and bathroom. A second cupboard provides storage by the bathroom. Access to two loft space - both of which are part boarded.

BEDROOM

13' 7" x 9' 3" (4.15m x 2.83m)

A UPVC double glazed window faces the side aspect and pleasant outlook over rooftops towards fields. Ceiling light and a radiator.

BEDROOM

16' 11" x 8' 1" (5.15m x 2.47m)

Having dual aspect UPVC double glazed windows, the second double bedroom also has a view to the side towards fields, a ceiling light and radiator. B4RN router.

BEDROOM

6' 10" x 12' 7" (2.08m x 3.83m)

UPVC double glazed window to the rear elevation. Ceiling light and a radiator.

BATHROOM

4' 8" x 8' 5" (1.43m x 2.56m) min

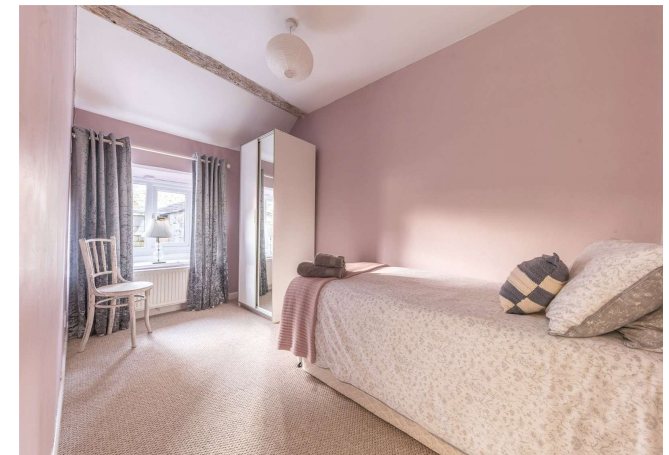
A stylish bathroom fitted with a recessed bath with rainfall shower head and separate riser spray, a WC and vanity basin with drawers beneath. Slate tiling to the walls and contemporary geometric tiling to the floor. Modern heated towel rail, an extractor, downlights and toiletries shelf. Velux rooflight.

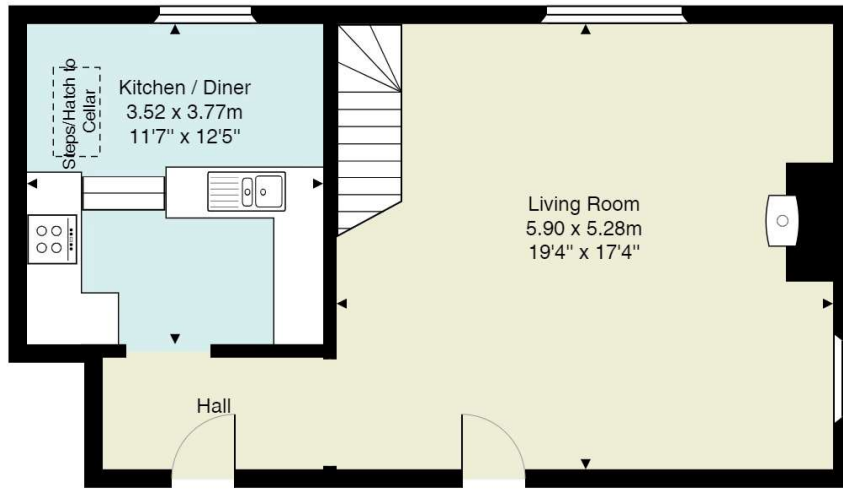
EXTERNAL

The cottage has a pretty courtyard at the front with space for a bench and pots and is laid with plum slate chippings and a stepping stone path. External double socket, light and tap. Adjacent to the entrance is an off road parking space. There is access across the courtyard to the back door of the adjoining property.

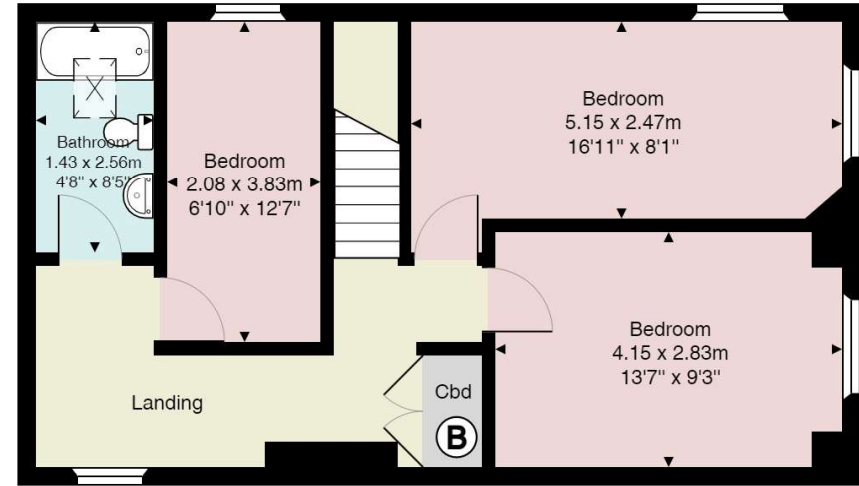
DIRECTIONS

Entering Burton in Kendal from the north (Junction 36 and Holme) proceed into the village passing the primary school and hall. Pass Neddy Hill on the right. Prior to reaching The Square, the property is accessed via an archway between 2 The Globe and The Farthings. Once through the archway, the property is located to the left hand corner and indicated by our for sale board. [what3words:///truth.stones.caused](#)





Ground Floor



1st Floor



Cellar/Basement

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





GENERAL INFORMATION


Services: Mains Water, Gas, Electric and Drainage. B4RN full fibre broadband.

Tenure: Freehold. Please note the adjoining property has access to their back door over the courtyard and there is a flying freehold above that door. Please ask for further details regarding covenants on the property.

Council Tax Band: 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		85
(81-91) B		
(69-80) C		65
(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 



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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