



BELL COTTAGE, COCKING YARD, BURTON-IN-KENDAL, CUMBRIA, LA6 1LZ  
**£225,000**

**MILNE MOSER**  
SALES + LETTINGS



BELL COTTAGE  
COCKING YARD  
BURTON-IN-KENDAL  
LA6 1LZ



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OVERVIEW

Located in an historic yard, Bell Cottage is a delightful two bedroom property nestled in the heart of Burton village full of charm and character. Situated in a beautiful courtyard setting within walking distance of the village shop, village hall and two local pubs offering a thriving community feel. Within the village is Burton Morewood Primary School with a 'good' OFSTED rating and also falls in the catchment areas of Dallam School at Milnthorpe and Queen Elizabeth School in Kirby Lonsdale. Blending old with new, the current owner has created a calm and relaxing home and wonderful outdoor spaces. The ground floor is open plan with beams running throughout, a stone fireplace with open fire in the living area and a dining kitchen opening onto the courtyard. The first floor has two double bedrooms and a contemporary shower room. Storage has been built in on the landing and in one bedroom – a necessity in a property of this style and there is gas central heating and double glazing. Externally, a courtyard has been created at the rear and is a haven of green with lush planting and space for seating. At the end of Cocking Yard is a further garden space with lawn, two outhouses and a wood store. Quintessentially English, Bell Cottage is a true 'roses round the door' home and must be viewed.

ACCOMMODATION

From the cobbled yard, a period part glazed door leads into:







#### LOUNGE

10' 3" x 16' 6" (3.12m x 5.02m)

Painted beams run through into the kitchen space and there is a double glazed window to the front aspect. The stone fireplace with open grate, hearth and slate shelf provides a focal point and there is a radiator and three wall lights. B4RN router, an under stairs cupboard and a slimline cupboard by the front door.

#### KITCHEN DINER

10' 8" x 8' 6" (3.24m x 2.58m)

Semi divided from the living space by a low stonework wall, the kitchen diner has UPVC double glazed windows to the rear and a glazed door – the view over the courtyard is lovely. Fitted with blue painted base and wall units, with marble effect worktops, tiled splashbacks and a stainless-steel sink unit. There is a gas range cooker with two electric ovens, plumbing for a washing machine and space for a fridge freezer. Ceiling light.

#### LANDING

The cheery yellow painted woodwork of the stairs and internal latch doors adds character and individuality and there are downlights to the ceiling and a deep over stairs cupboard.

#### BEDROOM

10' 7" x 9' 6" (3.21m x 2.89m)

Dual aspect with views over neighbouring gardens at the rear. Ceiling light, radiator and two double glazed windows.

#### BEDROOM

10' 6" x 9' 4" (3.19m x 2.84m)

Facing the front aspect the second double bedroom has a built in triple wardrobe/cupboard, a ceiling light and radiator. Double glazed window.

#### SHOWER ROOM

4' 4" x 7' 7" (1.32m x 2.31m)

Updated in recent years, the shower room has a high level Velux rooflight giving a sun tunnel effect and is fitted with a wash hand basin, WC and shower enclosure with folding doors. There is contemporary tiling and an extractor/downlight to the shower area, a chrome heated towel rail and three wall lights. A built in cupboard houses the Vaillant boiler.





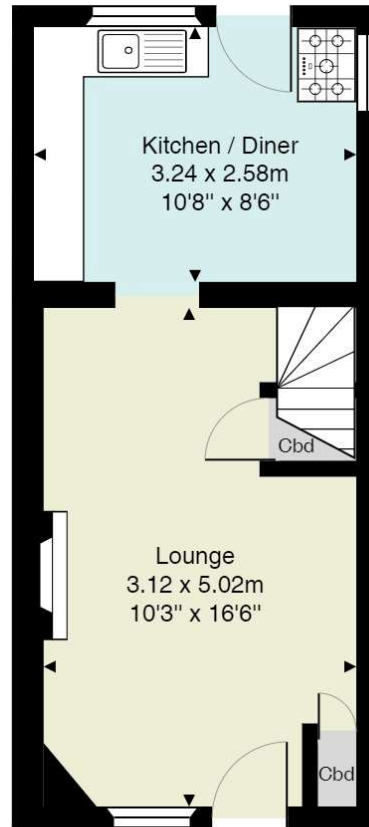
#### EXTERNAL

Bell Cottage enjoys two outside spaces with a delightful, enclosed courtyard at the rear, well planted with evergreen and mature shrubs - the perfect lush space for outdoor dining or relaxing with a cup of tea and a good book. At the end of Cocking Yard, a gate leads into three garden spaces with Bell Cottage having the first garden. Lawned and planted with well planned herbaceous borders, this additional space is perfect for those wanting to grow their own produce. There is a detached outhouse (blue door) measuring 7' 2" x 8' 7" (2.18m x 2.62m) plus an open fronted outhouse 5' 4" x 6' 6" (1.63m x 1.98m), ideal for storing wood and a further adjoining coal store.

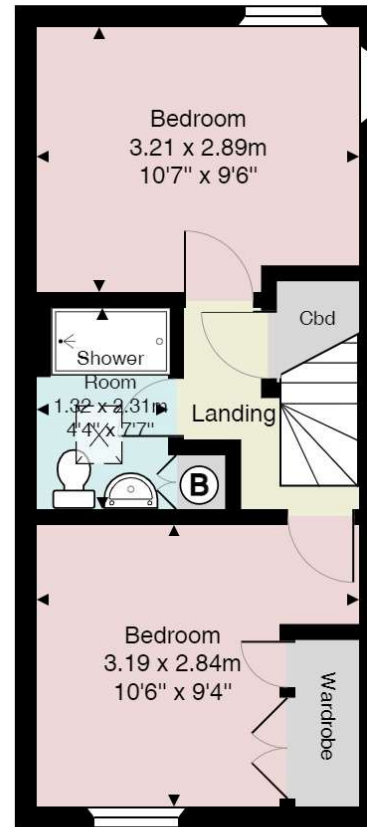
#### DIRECTIONS

Leaving Milnthorpe on Main Street, proceed towards Ackenthwaite, turning right at the roundabout with Dallam School. Continue through Whasett and Holme village. Cross over the motorway and at the junction turn right towards Burton in Kendal. Once in the village continue past the Primary School and Memorial Hall. Cocking Yard is a short distance on the left hand side, just past the post office. Bell Cottage is on the right hand side of the yard three quarters of the way along.  
[what3words.com/forms.polar.initiates](http://what3words.com/forms.polar.initiates)





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









#### GENERAL INFORMATION

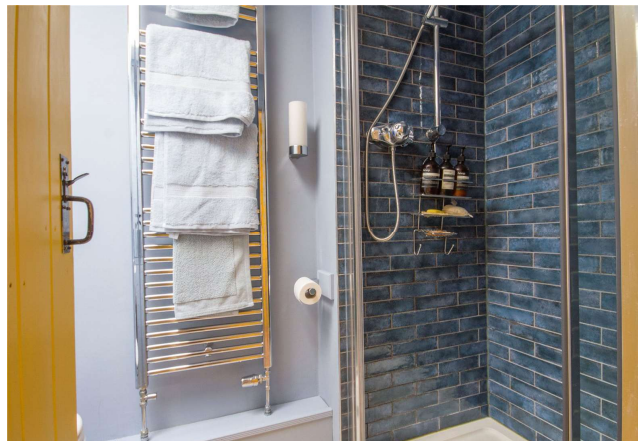
Services: Mains Water, Gas, Electric and Drainage. B4RN superfast broadband is connected

Tenure: Freehold. Within a Conservation Area.

Council Tax Band: B

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)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



#### ARRANGE A VIEWING

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