



Burnside Cottage, Cark In Cartmel  
£235,000



## Burnside Cottage

### Cark In Cartmel

A well-presented mid-terraced cottage with beautiful countryside views from the rear aspect. The property is pleasantly located within Cark in Cartmel which has a thriving village community and includes a shop, two public houses, a railway station and the famous Holker Hall and gardens and is also conveniently placed for the many amenities available in both Cartmel village and Grange-over-Sands with the Lake District National Park, the market town of Kendal and road links to the M6 all being within easy reach. Nestled in a serene corner of Cark In Cartmel, this delightful mid-terraced property offers a perfect blend of traditional charm and modern comfort. The exterior of this wonderful terraced cottage welcomes you with its quaint façade and off-street parking, providing convenient access to your cosy retreat.

Stepping inside the light and airy porch you will find space to leave your coats and shoes. From here head into the entrance hall which flows through to the warm and inviting sitting room featuring a multi-fuel stove, ideal for relaxing and unwinding after a long day. The kitchen offers a pleasant space with an integrated oven, gas hob, extractor/filter over, space for a fridge freezer and plumbing for all your washing needs. The property boasts double glazing throughout and gas central heating, ensuring a comfortable atmosphere all year round.

Upstairs, you will find a double bedroom on the first floor, complemented by a family shower room which comprises a W.C., wash hand basin and fully tiled shower cubicle. Taking the stairs up to the second floor you will find the second double bedroom which has beautiful views to the rear.

Venture outside to the rear to find a charming, enclosed patio garden, perfect for enjoying al fresco dining or soaking up the sunshine in peace and tranquillity. The garden also features a stone outhouse, providing additional storage space for your outdoor essentials. With its picturesque surroundings and modern amenities, this property offers a delightful escape from the hustle and bustle of every-day life, making it the perfect place to call home.

- Charming terraced cottage full of warmth, character and period details
- Welcoming sitting room with a multi fuel stove, perfect for cosy evenings in
- Light and airy kitchen beautifully in keeping with the cottage's traditional charm
- Two spacious double bedrooms, both tastefully presented
- Family shower room finished in a classic, neutral style
- Delightful rear garden with patio area, low maintenance and ideal for outdoor dining
- Beautiful views across open fields, creating a peaceful countryside backdrop
- Exposed beams and character features throughout, adding timeless appeal
- Off-street parking to the front for added convenience
- Situated in a quiet and sought after area of Cark in Cartmel, within easy reach of local amenities and the Lake District

## DIRECTIONS

From Grange over Sands proceed along the B5277 through Allithwaite, Flookburgh and into Cark-in-Cartmel. Turn left just before The Engine Inn and take the first left where Burneside Cottage is located down the lane on the right hand side.

**WHAT3WORDS:**elect.exculted.modes

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## GROUND FLOOR

### PORCH

6' 0" x 3' 8" (1.82m x 1.11m)

### HALLWAY

4' 4" x 3' 1" (1.33m x 0.94m)

### SITTING ROOM

11' 8" x 10' 8" (3.56m x 3.25m)

### KITCHEN

14' 0" x 7' 4" (4.27m x 2.23m)

## FIRST FLOOR

### LANDING

7' 3" x 5' 11" (2.21m x 1.81m)

### BEDROOM

11' 7" x 10' 10" (3.52m x 3.29m)

### BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m)

## SECOND FLOOR

### BEDROOM

14' 7" x 14' 0" (4.44m x 4.27m)

## EPC RATING D

### SERVICES

Mains electric, mains gas, mains water, mains drainage.

### COUNCIL TAX BAND CURRENTLY 'B'

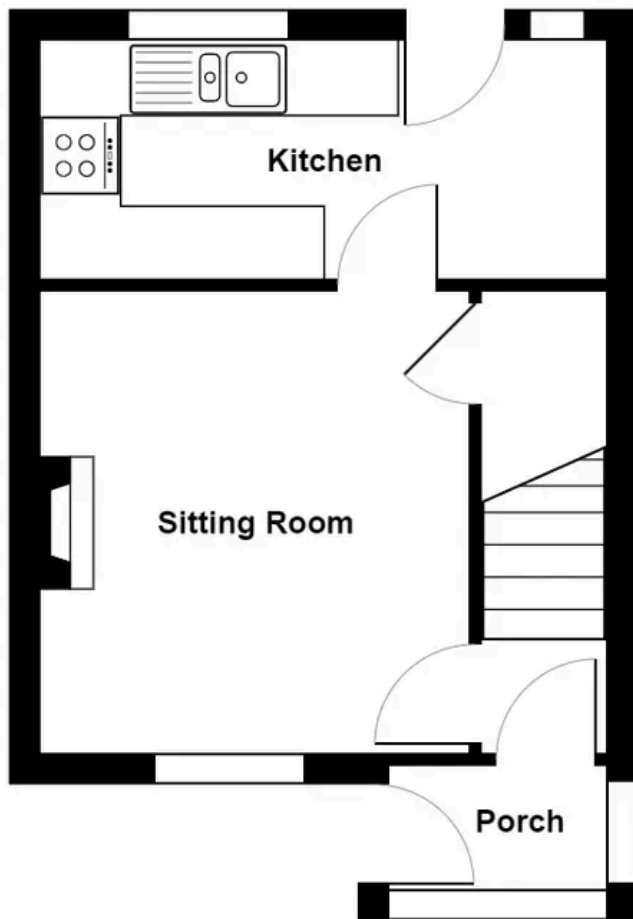
### TENURE:FREEHOLD



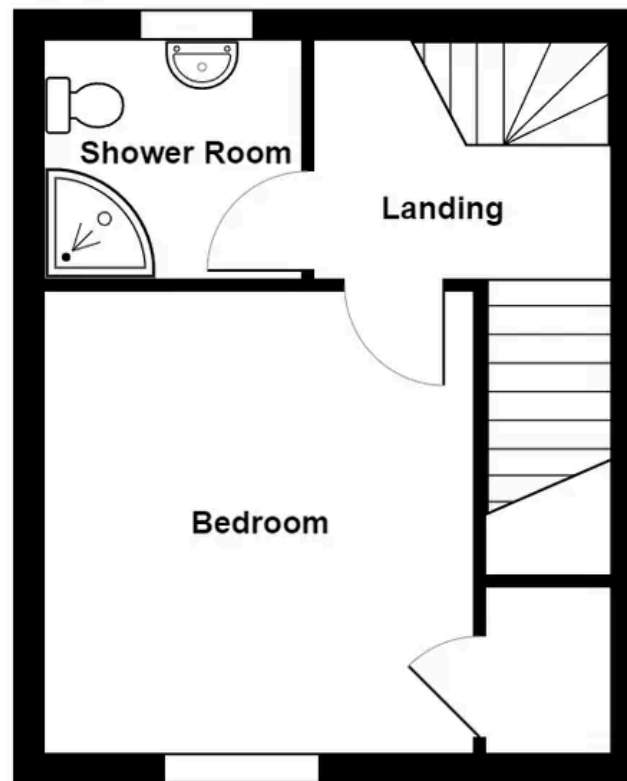




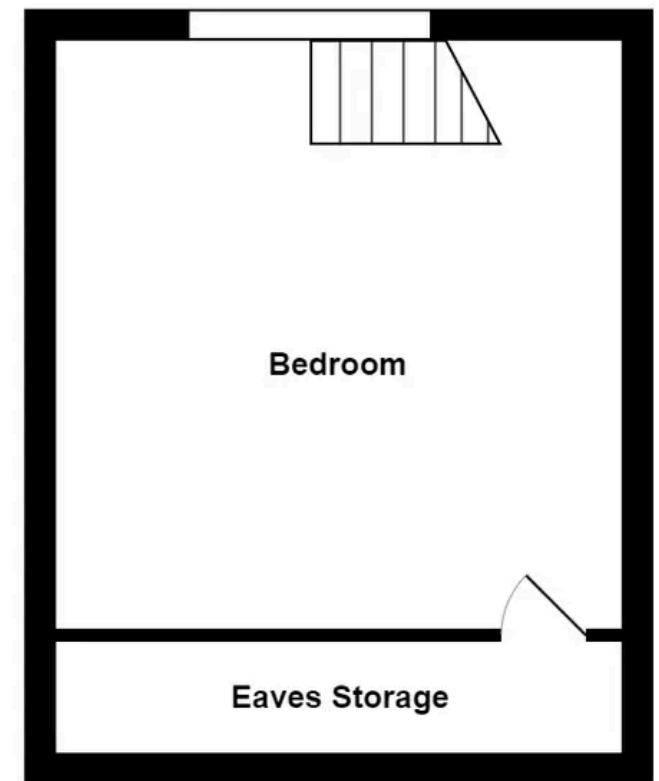




**Ground Floor**



**First Floor**



**Second Floor**



Burnside Cottage, Cark In Cartmel, Grang-over-Sands

Total Area: 70.9 m<sup>2</sup> ... 763 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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**THW Estate Agents**

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