



Higher Crossings Cottage Hollins Lane, Burneside
£550,000



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Burneside

A well-proportioned detached family home situated within Burneside village the property is conveniently placed for the local amenities including a convenience store, public house, railway station, church, well regarded primary school, village hall, bowling green, tennis court and fish and chip shop. The village offers a variety of public footpaths and countryside walks. Burneside is located just 2 miles from the market town of Kendal and is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

This detached house offers the perfect family home in a sought-after location. Split into two separate living accommodations, each side of the property includes a kitchen, allowing for flexible living arrangements. To the front of the property sits the ground floor living accommodation comprising of a sitting room with a wood burning stove, a dining room, kitchen, double bedroom, sun room that looks out towards the front and a three piece suite bathroom. This part of the property is fully self-sufficient.

Step inside the second part of the property and you will find an impressive kitchen diner which has plenty of space for cooking and entertaining friends and family and a lounge that looks out to the rear garden. Upstairs there are two double bedrooms and a family bathroom that complements the first floor. Ample loft space is also available which could easily be converted into another room. Having double glazing and gas central heating throughout provide comfortable living all year round.

Outside, the property boasts substantial gardens to both the front and rear, providing a retreat from the hustle and bustle of daily life. The rear garden features a fruit and veg area behind the double garage, ideal for green-fingered enthusiasts. The paved patio seating area create the perfect outdoor entertainment space while planting beds and outbuildings for storage are situated to the side of the home, offering practical solutions for garden enthusiasts.

The front of the property features a gravelled driveway with ample space for family and visitors, as well as a well-maintained lawn. The double garage and ample gravelled driveway parking ensure that there is plenty of space for vehicles, making this property a truly exceptional find for any discerning buyer looking for a spacious and well-equipped family home.





- Detached family home
- Double glazing and gas central heating throughout
- Three reception rooms with a sitting room, lounge and dining room
- Substantial gardens to both the front and rear
- Kitchens in both sides of the property
- The property has been split into two separate living areas
- Three double bedrooms with two being on the first floor and one on the ground floor
- Easy access to local amenities
- Two bathrooms, one on the ground floor and one on the first floor
- Double garage and driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, septic tank

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kendal follow Windermere Road to the traffic lights turning right onto Burneside Road. Upon entering the village turn left onto Hollins Lane and proceed to find Higher Crossings located on the right before the Cricket Club

WHAT3WORDS: peach.arts.homeward



GROUND FLOOR

ENTRANCE HALL

16' 2" x 8' 1" (4.93m x 2.46m)

KITCHEN DINER

21' 4" x 12' 11" (6.49m x 3.93m)

LOUNGE

12' 9" x 12' 4" (3.88m x 3.77m)

PORCH

4' 11" x 4' 5" (1.49m x 1.35m)

SITTING ROOM

13' 11" x 11' 8" (4.23m x 3.55m)

INNER HALLWAY

7' 9" x 7' 6" (2.36m x 2.29m)

KITCHEN

8' 2" x 7' 7" (2.50m x 2.32m)

DINING ROOM

11' 5" x 9' 7" (3.47m x 2.92m)

SUN ROOM

19' 7" x 10' 6" (5.96m x 3.21m)

BEDROOM

15' 0" x 11' 8" (4.57m x 3.55m)

BATHROOM

11' 1" x 4' 8" (3.38m x 1.42m)

FIRST FLOOR

LANDING

16' 9" x 12' 8" (5.11m x 3.86m)

BEDROOM

15' 7" x 8' 7" (4.76m x 2.62m)

BEDROOM

10' 4" x 9' 10" (3.15m x 3.00m)

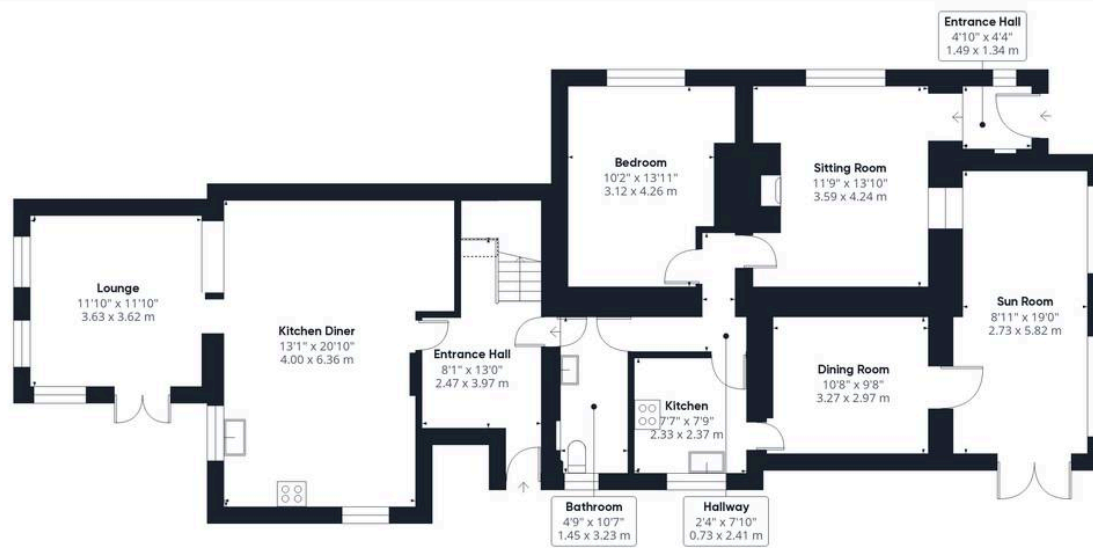
BATHROOM

8' 8" x 5' 9" (2.63m x 1.76m)









Ground Floor



Floor 1



Approximate total area⁽¹⁾

1694.56 ft²
157.43 m²

Reduced headroom

3.03 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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