



Melmore Stables, Burneside

£275,000





## Melmore Stables

### Burneside

A detached property pleasantly located in Burneside being convenient for the amenities available within the village and offering easy access to the market town of Kendal, the Lake District National Park and road links to the M6.

An exceptional opportunity awaits with this two-bedroom detached house, boasting a prime location within a delightful village setting. Ideal for investors, this detached property features a substantial sitting dining room which is perfect for hosting friends and family, a fully fitted kitchen with convenient access to the ground floor bedroom

Upstairs you will find the second bedroom which has fitted wardrobes and access to the en-suite three piece bathroom. The modern comforts of double glazing and gas central heating are seamlessly integrated, ensuring year-round comfort. An added benefit for this property is that the train station is only a short walk from the property and has great access to both Kendal and Windermere.

Outdoors, the property continues to impress with its generous expanse of space, offering ample room for garden furniture both at the front and rear. The rear of the property features a substantial gravelled area which presents the flexibility for outdoor seating as well as additional off-road parking options. Gated access at the front ensures privacy and security while accommodating both vehicles and outdoor adornments like garden furniture and potted plants. Embracing a lifestyle of convenience and comfort, this property further distinguishes itself with ample off-road parking, catering effortlessly to the needs and desires of discerning homeowners seeking a harmonious balance of practicality and charm.

- Detached two bedroom property
- Great investment property
- Substantial sized sitting dining room
- Fully fitted kitchen with access to the ground floor bedroom
- Two bedrooms both having en-suite bathrooms with the downstairs en-suite equipped for disabled users
- Double glazing and gas central heating
- Ample driveway parking to the front and rear of the property that could also be used as seating areas with plenty of space for garden furniture
- Set within a delightful village location
- Easy access to Burneside train station
- Road links to the M6 Motorway and the Lake District National Park

#### 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 E

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX: BAND D

#### DIRECTIONS

From the centre of Burneside continue north on the main street passing the Church and Melmore Stables is located on the left just before the turning into the railway station.

WHAT3WORDS:///coping.thing.latest







## **GROUND FLOOR**

### **ENTRANCE HALL**

3' 5" x 3' 4" (1.05m x 1.01m)

### **SITTING DINING ROOM**

21' 8" x 11' 7" (6.60m x 3.53m)

### **KITCHEN**

12' 8" x 11' 3" (3.87m x 3.43m)

### **BEDROOM**

11' 10" x 9' 1" (3.60m x 2.76m)

### **EN-SUITE**

9' 0" x 4' 8" (2.74m x 1.41m)

## **FIRST FLOOR**

### **LANDING**

5' 10" x 2' 9" (1.78m x 0.84m)

### **BEDROOM**

12' 9" x 8' 4" (3.88m x 2.55m)

### **EN-SUITE**

8' 11" x 5' 7" (2.71m x 1.71m)







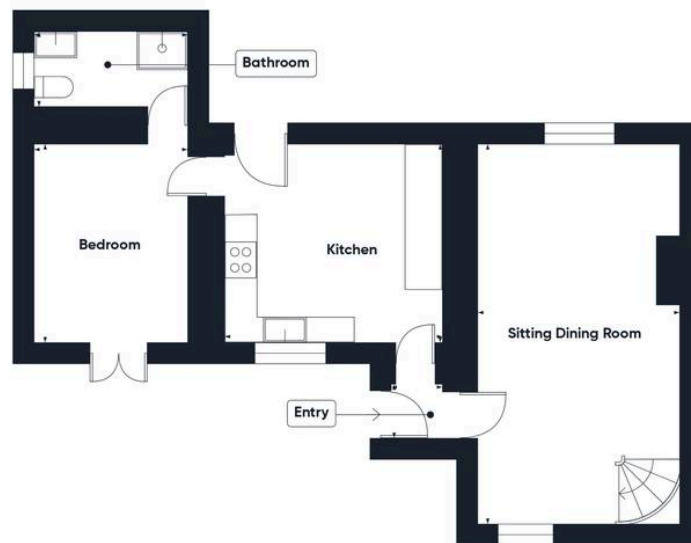




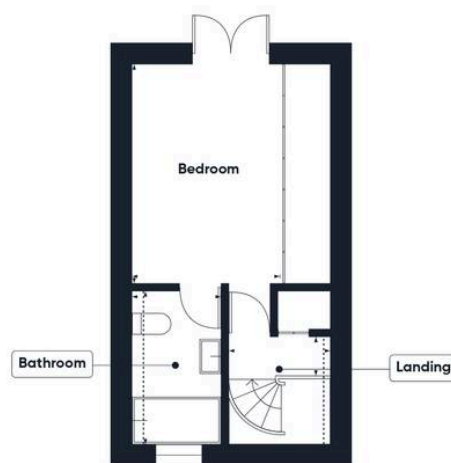








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

811 ft<sup>2</sup>

75.2 m<sup>2</sup>

**Reduced headroom**

38 ft<sup>2</sup>

3.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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