



1 Clifford Hall, Burton In Lonsdale
£350,000



1 Clifford Hall

Burton In Lonsdale, Carnforth

This charming end of terrace home, set over three floors, is situated within an attractive and well regarded farmstead development on the fringe of the picturesque village of Burton in Lonsdale. The village is renowned for its welcoming and active community, local amenities including a popular community run village shop, post office and pub, a church, village hall and recreational/sports facilities. The property is surrounded by stunning countryside walks, with easy access to nearby towns as well as the Yorkshire Dales, South Lakes and Forest of Bowland.

The ground floor features a bright and well proportioned dining room and a vibrant modern kitchen installed in 2023 by local well regarded firm Butlers, which provides a contemporary and functional space for everyday living. On the first floor, the spacious dual aspect living room is a particular highlight, offering lovely views over both the communal pond and grounds and the garden to the rear, and with a cosy open fire creating a warm and welcoming focal point.

The top floor accommodates two comfortable double bedrooms, offering practical and flexible sleeping arrangements, and a four piece family bathroom, with bath and separate walk in shower. The rooms have been tastefully decorated throughout, creating a fresh and inviting atmosphere. The loft is insulated and boarded, with electric light and a drop down ladder, providing useful additional storage.



1 Clifford Hall

Burton In Lonsdale, Carnforth

Outside, the property enjoys a lovely garden with established shrubs and two flagged patio areas at both the top and bottom, with outdoor seating and two electric power points, perfect for relaxing or entertaining. A charming little pond adds character and a touch of tranquility. There is a single attached garage, plus parking for two cars on the driveway and additional communal visitor parking. The home is well situated to enjoy both its peaceful setting and the surrounding countryside.

DIRECTIONS

From the A687, head into the village of Burton in Lonsdale and turn onto Chapel Lane. Continue along Chapel Lane as it becomes Burton Hill and follow the road until you reach Mill Hill. Turn right here and continue along the lane until you see another lane on your right-hand side. Turn down this lane and follow it until you reach a fork in the road. Take the middle of the three routes ahead and continue along; the first white house you see will be 1 Clifford Hall.

WHAT3WORDS:///sculpting.passage.nuggets

- Attractive two bedroom home set on the fringe of the sought after village of Burton in Lonsdale
- Well appointed dining room and newly-installed kitchen positioned on the ground floor
- Spacious living room located on the first floor featuring a cosy open fire
- Two well-proportioned double bedrooms with built-in wardrobes and pleasant outlooks
- Four piece family bathroom and a handy downstairs W.C.
- Tastefully decorated throughout plus new carpets to the living room, both bedrooms and staircase fitted in 2024
- Benefits from having B4RN high speed fibre broadband installed
- Lovely garden to the rear with far reaching views towards the Three Peaks
- Attached garage plus off road parking to the front of the property for two vehicles, plus additional communal visitor parking
- Peaceful and tranquil setting with nearby public footpaths proving easy access to the local village and around the surrounding area

SERVICES

Mains water, mains electric, shared private drainage, oil central heating.

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: LEASEHOLD

Held on the balance of a 999 year lease (from 1998). There are 12 properties in total on the development and all owners are equal shareholders in the management company which owns the freehold and looks after the communal grounds and services. The service charge is £80 per month , which covers the maintenance of shared areas (including access road, visitor parking, grassed areas, woodland, etc), septic tank maintenance and emptying, and provision of lighting to access areas.





ENTRY

5' 5" x 4' 5" (1.65m x 1.35m)

Entrance hall with access to the garage, cloakroom and dining room.

Wooden double-glazed front door. Quarry tiled floor.

KITCHEN

9' 10" x 9' 11" (3.00m x 3.01m)

DINING ROOM

10' 5" x 9' 0" (3.18m x 2.75m)

WC

5' 0" x 4' 4" (1.53m x 1.32m)

GARAGE

23' 0" x 9' 8" (7.00m x 2.95m)

Single garage with internal access from the hallway. With up and over garage door, power, lighting and housing the oil fired boiler and oil tank.

LIVING ROOM

22' 1" x 11' 7" (6.73m x 3.53m)

LANDING

BEDROOM

10' 4" x 12' 0" (3.16m x 3.66m)

BEDROOM

10' 2" x 9' 11" (3.11m x 3.03m)

BATHROOM

6' 9" x 6' 9" (2.07m x 2.05m)

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.



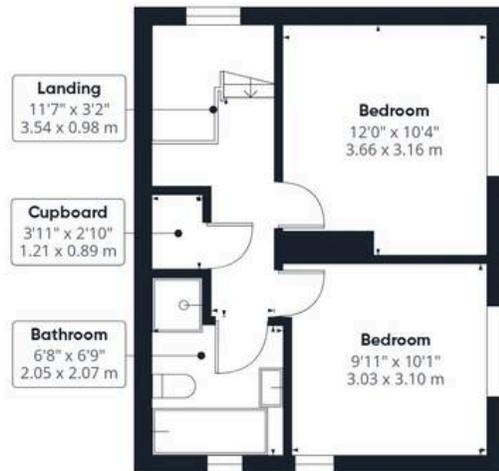




Ground Floor



Floor 2



Floor 3



Approximate total area⁽¹⁾

1079 ft²

100.1 m²

Reduced headroom

3 ft²

0.3 m²

(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.

GIRAFFE 360



THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.