



3 Stonebower Cottages, Burton in Lonsdale, LA6 3JX

Price Guide £185,000

Charming two-bedroom period cottage in Burton in Lonsdale, full of character and period features, with a private enclosed garden. A great opportunity for first-time buyers or investors.

3 Stonebower Cottages

Brimming with character and period charm, this attractive two-bedroom end-terrace cottage is set in the heart of the ever-popular village of Burton in Lonsdale, making it ideal as a first home, weekend retreat, or investment opportunity.

The accommodation showcases exposed beams, stripped pine doors, and attractive stonework throughout. The front entrance opens into a welcoming living room with a feature fireplace and log-burning stove, while the well-appointed kitchen is perfectly suited to everyday living. Upstairs, there is a double bedroom, a single bedroom, and the house bathroom.

Outside, the low-maintenance patio garden provides a pleasant space to relax and includes a useful external store. A second external store houses the washing machine, keeping utilities neatly tucked away.

Property Information

Tenure: Freehold

Council Tax Band: B

EPC Rating: D

Services: All mains - gas central heating

Broadband: Available up to 1000 mbps

Access to the two adjacent cottages is available, when required, via the stone steps.

Burton In Lonsdale Location

Burton-in-Lonsdale is a vibrant village with a popular community-run grocery store and Post Office, alongside various clubs and societies. It boasts an excellent recreation ground featuring an outdoor gym, playground, sports pavilion, and all-weather pitch. The village also has its own newsletter, a pub, and hosts regular community events.

Nearby Bentham and Kirkby Lonsdale offer GP surgeries, while excellent secondary education is accessible via a school bus to QES, Kirkby Lonsdale, and Settle College. Primary schools in Bentham and Leck are about a 10-minute drive away. Kirkby Lonsdale, a charming market town nearby, provides great shopping and dining options.

Bentham station on the Lancaster-Leeds line serves the area, with the A65 providing road access to Skipton and Kendal. Lancaster and

the M6 motorway are within a 30-minute drive. The village offers stunning views of Ingleborough and easy access to the Yorkshire Dales National Park, as well as day trips to Morecambe Bay, the Lake District, and the Forest of Bowland.

Ground Floor

Hallway

Vinyl flooring, coat hooks, built-in under-stairs shelves, storage cupboard housing boiler.

Sitting Room 10'5" x 14'10" (3.17m x 4.51m)



Wood laminate flooring with hardwearing entrance carpet, radiator, feature fireplace housing log burning stove, integrated cupboard, exposed stonework to chimney breast and window surround, carpeted stairs to first floor, UPVC double glazed window and external timber panelled door to the front aspect.

Kitchen 7'7" x 8'3" (2.32m x 2.51m)



Vinyl flooring, radiator, range of wall and base units with complimentary worktops, single

drainer sink, electric cooker with extractor hood over, space for fridge freezer, Bosch slimline dishwasher, exposed beams, UPVC double glazed window and UPVC double glazed door with textured glass to rear aspect.

First Floor

Landing

Fitted carpet, UPVC double-glazed window and window seat with pine shutters to rear aspect halfway up the staircase. Large storage cupboard, loft access, staircase to the ground floor.

Bedroom 1 10'3" x 8'8" (3.12m x 2.63m)



Double room with wood laminate flooring, radiator, feature fireplace with stone lintel, exposed beam with hooks, UPVC double glazed window to the front aspect.

Bedroom 2 7'1" x 6'1" (2.17m x 1.85m)



Single room with wood laminate flooring, radiator, UPVC double glazed window to the front aspect.

Bathroom 8'0" x 8'8" (2.43m x 2.63m)



Vinyl flooring, radiator, wash basin with vanity unit underneath, toilet, bath with shower over, towel rail, extractor fan, UPVC double glazed window to the rear aspect.

Patio Garden



Stone-walled, enclosed gravel patio garden with gated access at the top of Burton Hill, space for outdoor seating, path to store, steps leading up to rear of the cottages and further store housing washing machine.

Garden Store

Good-sized stone built store in patio garden.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and

electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

Fisher Hopper is a trading name for Fisher Hopper Limited, which is registered in England No 08514050. The registered office for the company is: 5 Battalion Court, Colburn Business Park, Catterick Garrison, England, DL9 4QN. Company Directors: D. Spratt, M. Alexander

The office address for Fisher Hopper is: 43 Main Street, Bentham, Lancaster, North Yorkshire LA2 7HJ.

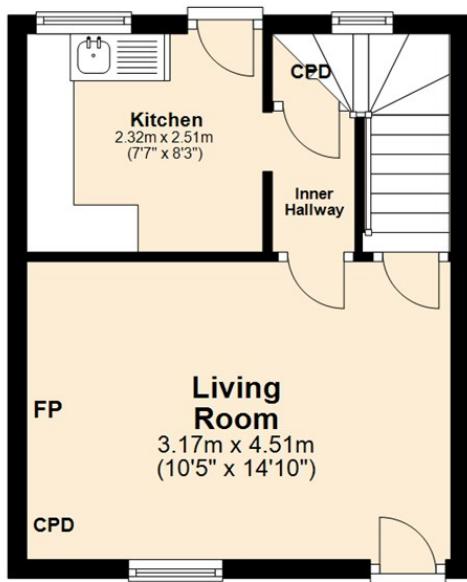
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

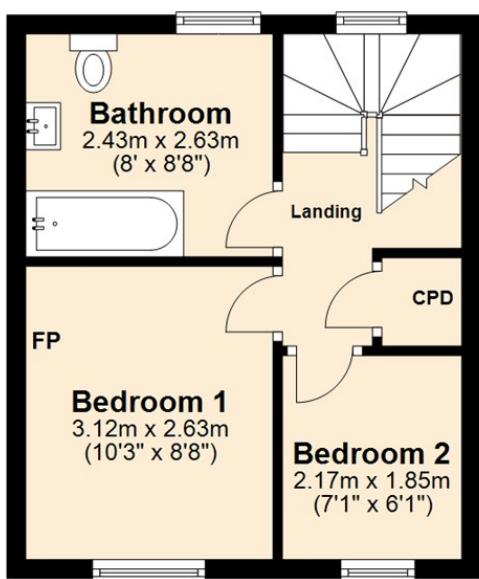
Ground Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



First Floor

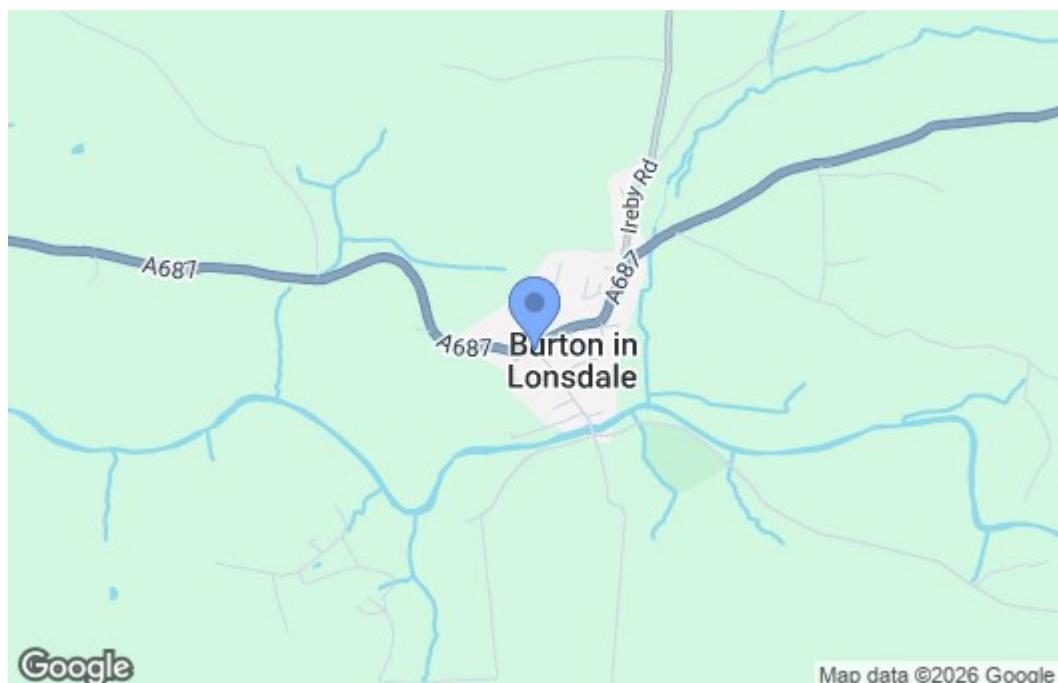
Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 51.2 sq. metres (550.7 sq. feet)

3 Stonebower Cottages, Burton in Lonsdale

Area Map



Energy Efficiency Graph

