



## **Sunnybank, Ireby Road, Burton In Lonsdale**

### **Asking Price £350,000**

A spacious two bedroom detached bungalow in a thriving community driven village sat on a generous elevated plot and enjoying views of Ingleborough.

The property consists of a kitchen, two reception rooms, two double bedrooms, family bathroom and conservatory. Complete with a detached garage, large garden and gated parking.

The property is in good order throughout, but would benefit from some modernisation, allowing a buyer to create a stunning home.

No onward chain.

## Property Description

Sunnybank is a bright and spacious two-bedroom bungalow, nestled on a generous elevated plot just off Ireby Road in Burton in Lonsdale. Boasting stunning views of Ingleborough, this property offers a unique blend of tranquility and potential. Having been cherished by the same family for many years as both a primary and secondary residence, it is now available with no onward chain.

The well-laid-out accommodation comprises an entrance porch leading into a spacious central hallway, which grants access to the main living areas. From here, you'll find:

A light-filled sitting room;  
A well-proportioned bedroom one;  
A rear hallway providing access to bedroom two, the family bathroom, dining room, kitchen, and a charming conservatory.

While Sunnybank is well-maintained throughout, it offers an exciting opportunity for modernisation, allowing the new owner to craft a truly exceptional home.

Externally, the property impresses with a gated driveway accommodating 2-3 cars, a detached garage, and expansive gardens featuring lawns, a patio area, and mature planting.

Sunnybank combines space, location, and potential—perfect for those seeking a forever home with breath-taking views.

## Property Information

Freehold  
Council Tax Band E  
EPC Rating E  
All mains services  
B4RN available upon agreement  
Boiler house roof replaced  
Garage roof replaced 2021  
Guttering replaced 2023  
Rewiring 2016

## Ireby Location

Ireby is a popular rural hamlet three miles away from Kirkby Lonsdale and Ingleton. The town of Kirkby Lonsdale has a thriving community with a wide range of facilities and amenities including numerous shops, pubs,

primary and secondary school, and supermarket. There are also excellent road and rail links with the Lake District, Forest Of Bowland and Yorkshire Dales all a short drive away.

## Entrance Porch

Vinyl flooring, UPVC double glazed patio doors to front aspect,

## Entrance Hall



Fitted carpet, radiator, windows and door with stained glass window panel to porch

## Sitting room



Fitted carpet, 2 x radiators, fireplace with gas fire, serving hatch to kitchen, picture rail, cornicing, double glazed window to side aspect double glazed bay window to front aspect.

## Dining Room



Fitted carpet, radiator, fitted cupboard housing emulsion heater switch, picture rail, cornicing, double glazed window to rear aspect.

## Kitchen



Vinyl flooring, radiator, range of wall and base units, cooker point, single drainer sink, serving hatch to sitting room, double glazed windows.

## Conservatory



Fitted carpet, double glazed windows, poly carbonate roof, UPVC double glazed door providing access to rear garden.

## Bedroom One



Double front bedroom with fitted carpet, radiator, picture rail, cornicing, double glazed window to front and side aspect

## Bedroom Two



Fitted carpet, radiator, fitted wardrobe, picture rail, cornicing, double glazed window, door to box room

## Box Room

Fitted carpet, fitted shelves, consumer unit, loft access, double glazed window.

## Bathroom



Fitted carpet, wash basin, toilet, bath, electric shower, electric wall heater, double glazed widow with textured glass

## Boiler room

Gas boiler, single glaze circular window.

## External

### Front

Drive, large garden plot, lawn, established beds, hedge boundary to front, wall boundary to side.

### Rear

Large lawn to rear, hedge boundary to back.

## Garage



Detached garage

## Parking

Gated drive with parking for 2 cars.

## 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, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

#### **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.

#### **INTRODUCERS FEES**

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

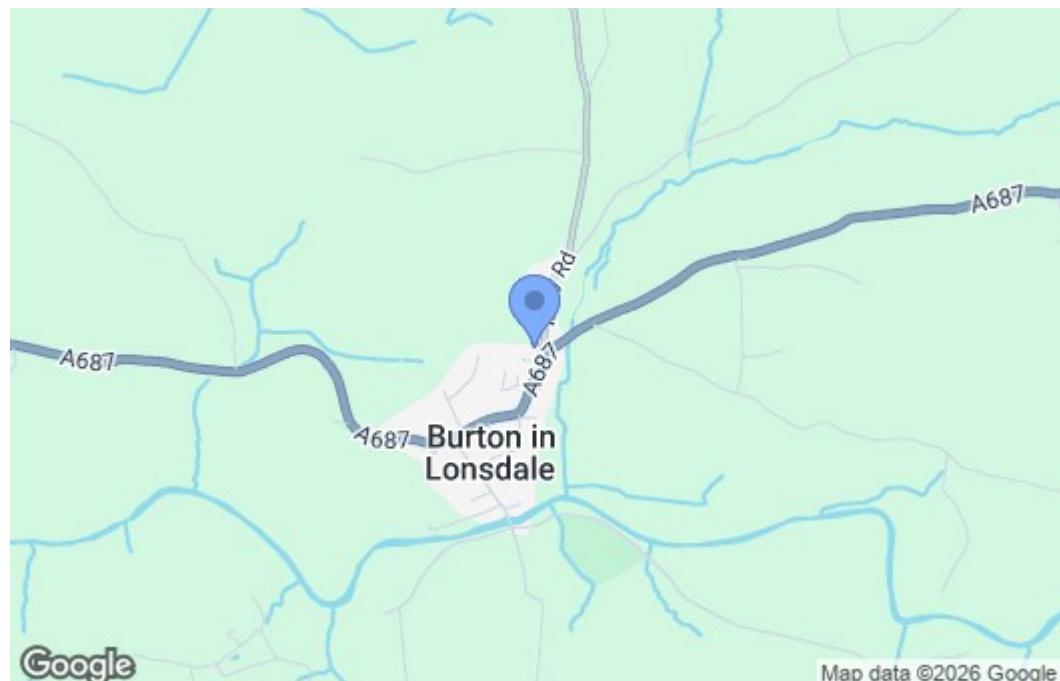
#### **FLOOR PLANS**

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

## Floor Plan



## Area Map



## Energy Efficiency Graph

