FISHER HOPPER
ESTATE AGENTS

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3 Wood View, Burton In Lonsdale, LA6 3JT

Offers In The Region Of £210,000

A deceptively spacious 3 bed home set in a quiet, private location in Burton in Lonsdale, with off-road parking and a generous, well-established garden. Although the property requires modernisation, it offers great potential to create a comfortable long-term family home, all within easy walking distance of local village amenities and a strong community setting.

Property Description

Welcome to 3 Wood View, a charming and deceptively spacious home, quietly tucked away just off the Main Street in the ever-popular village of Burton in Lonsdale. Enjoying a peaceful position, the property benefits from off-road parking and a generous, well-established garden, offering a wonderful sense of privacy while remaining within easy reach of village amenities.

The accommodation is traditionally arranged and includes an entrance hall, kitchen diner, sitting room, three bedrooms and a family bathroom. While the property is now in need of modernisation, it provides an excellent opportunity for buyers to update and personalise to their own tastes, creating a superb long-term family home.

Externally, the standout feature is the large garden, with established borders that offer both maturity and potential. Whether for keen gardeners or those looking to create an outdoor space for entertaining and family life, the plot provides a fantastic foundation.

The village itself offers a strong sense of community, with a community-run shop, post office and local pub all within walking distance. Likely to appeal to local families and those with connections to the area, this is a rare opportunity to acquire a tucked-away home with genuine potential in a well-regarded village setting.

Burton In Lonsdale Location

Burton-in-Lonsdale is a vibrant village with a popular community-run grocery store, Post Office and recently opened Pub, 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.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: F I Potential: C
Services: All mains
Broadband: Speeds available up to 1000mbps

Ground Floor

Front Entrance Hall

Fitted carpet, cupboard, staircase to first floor, timber and glazed door to hallway.

Sitting Room

Fitted carpet, open fire with decorative slate hearth and surround, built in cupboards and drawers, large double glazed bay window with views over front garden.

Kitchen

Fitted carpet, base units and drawers with worktop, single drainer sink, cooker point, plumbing for washing machine, double glazed window to rear.

Pantry

Tile effect flooring, shelving, double glazed window to rear.

Rear Entrance Hall

Fitted carpet, coat hooks, under stairs cupboard, door to cloakroom and kitchen, timber and glazed door to hall way.

Cloakroom

Vinyl flooring, wash basin with vanity unit underneath, toilet, double glazed window to rear.

First Floor

Landing

Fitted carpet, airing cupboard, loft access to un-boarded loft.

Bedroom One

Double bedroom with fitted carpet, fitted cupboards and shelves, double glazed window to front aspect with views over garden and church.

Bedroom Two

Double bedroom with fitted carpet, double glazed window to rear with views towards Ingleborough.

Bedroom Three

Single bedroom with wooden floorboards, double glazed window to front aspect with views over garden and church.

Bathroom

Fitted carpet, radiator, wash basin, toilet, bath, double glazed window to rear aspect with textured glass.

Outside

Front

Large enclosed garden with lawn, established beds, fence and wall boundaries.

Rear

Enclosed garden with area of lawn and established beds. Large raised flower bed directly at rear of property, which could potentially be removed to create parking.

Outbuilding

Good size out building, providing useful additional storage.

Parking

Parking for 1 small car.

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, a non refundable onboarding fee of £25.00 (inc. VAT) per person 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
Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.
Lakes Mortgages of £250.00 + VAT for all successful introductions.

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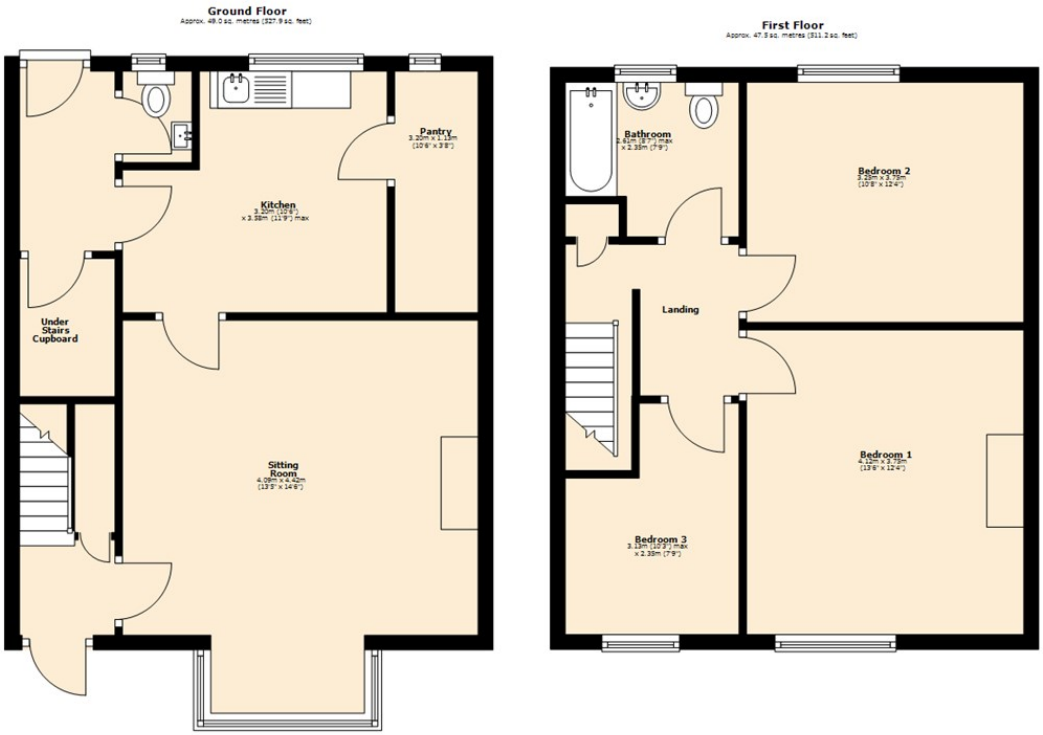
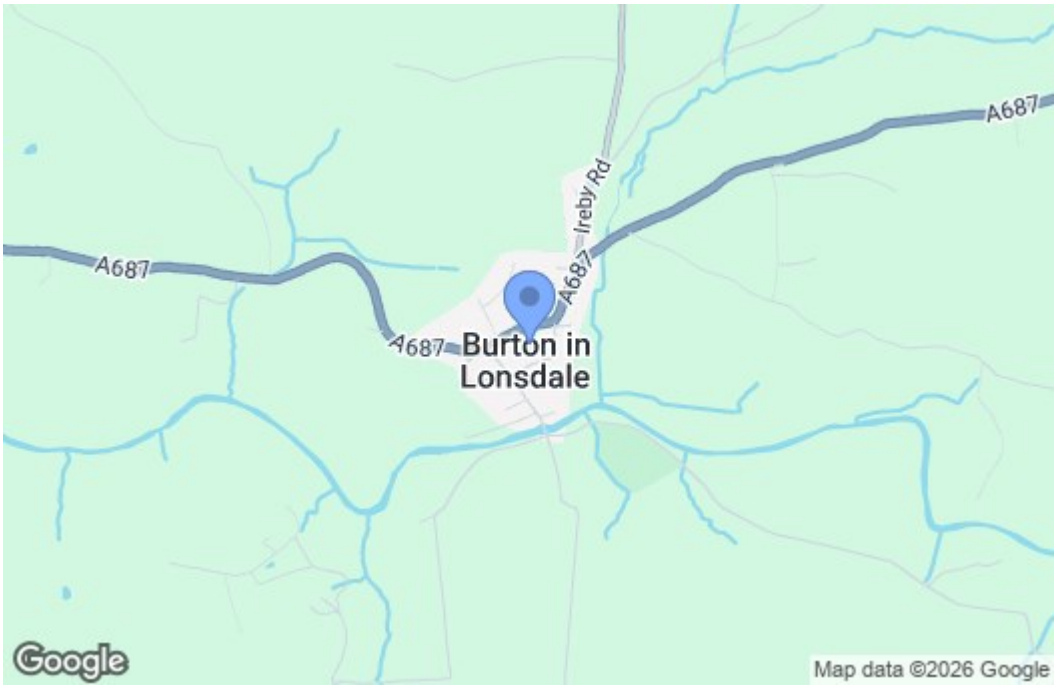
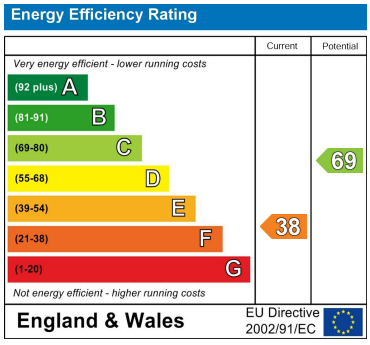
FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 96.5 sq. metres (1039.1 sq. feet)
3 Wood View, Burton In Lonsdale

Area Map



Energy Efficiency Graph