



2 Sawmill Cottages, LA6 3JS

Offers In The Region Of £180,000

This charming two-bedroom character cottage is quietly tucked away in the heart of the popular village of Burton in Lonsdale. The accommodation comprises a cosy sitting room, kitchen/diner, generous double bedroom, single bedroom and bathroom. Externally, there is a useful outbuilding ideal for storage.

An ideal purchase for first-time buyers, singles or couples, as well as those seeking a residential or holiday let investment.

2 Sawmill Cottages

This well-presented two-bedroom mid-terrace character cottage is quietly tucked away just off the High Street and is offered with no onward chain. Ready for someone to make it their home, it is ideal for first-time buyers or couples.

The property is full of charm, with an open timber porch framing the front door. The entrance hall leads into a generous yet cosy sitting room which flows through to a modern fitted kitchen/diner. On the first floor, the landing provides access to a good-sized double bedroom, a single bedroom, and a contemporary bathroom.

Externally, the cottage benefits from a small outbuilding located a short distance down the road, offering useful additional storage.

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.

Property Information

Tenure: Freehold

Council tax Band: B

EPC Rating: C

Services: All mains with gas central heating.

Broadband: Speeds available up to 1000mbps

Entrance

Timber and slatted open porch.

Hall

Fitted carpet, radiator, staircase to first floor, UPVC double glazed external door to the front aspect.

Living Room 10'0" x 13'4" (3.05m x 4.07m)



Fitted carpet, radiator, fireplace with stone hearth and oak mantle, fitted shelving, UPVC double glazed window to the front aspect.

Kitchen/Diner 6'10" x 18'1" (2.10m x 5.53m)



Wood effect vinyl flooring, radiator, range of wall and base units, stainless steel drainer sink, integrated cooker and ceramic hob with extractor hood over, plumbing for washing machine, space for fridge and freezer, understairs cupboard, breakfast bar, space for small table, UPVC double glazed window to the rear aspect.

Landing

Fitted carpet, balustrade, airing cupboard housing gas central heating boiler, loft access, Velux skylight.

Bedroom 1 10'2" x 11'7" (3.09m x 3.53m)



Double bedroom with fitted carpet, radiator, built-in double wardrobe, alcove shelving and small cupboard, UPVC double glazed window to the front aspect.

Bedroom 2 6'10" x 12'4" (2.08m x 3.76m)



Single or bunk bedroom with fitted carpet, radiator, UPVC double glazed window to the rear aspect.

Bathroom 7'3" x 6'3" (2.21m x 1.90m)



Tile effect vinyl flooring, heated towel rail, wash basin, toilet, bath, corner shower cubicle, extractor fan, UPVC double glazed window with textured glass to the front aspect.

Outbuilding



Located a few steps down the road, part of a stone-built outbuilding for storage.

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>

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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

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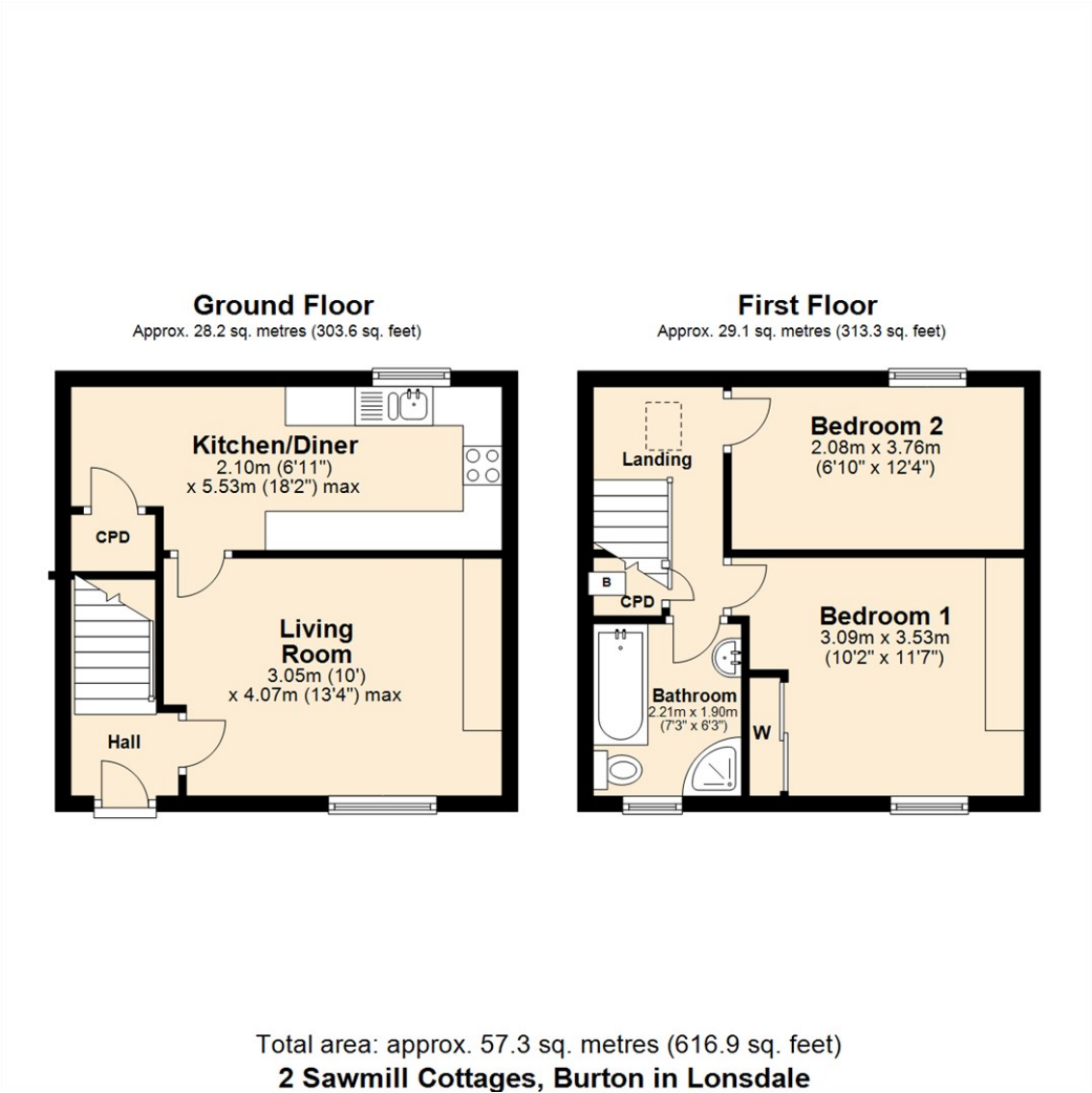
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FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

