



4 BARTON ROW, BURTON, CARNFORTH, CUMBRIA, LA6 1LL
£180,000

MILNE MOSER
SALES + LETTINGS

- Popular Village Location
- Quaint Cottage
- Sold With Current Tenant In Situ
- Rent: £725 pcm - potential 4.83% yield based on Asking Price
- Landlord Certificates Up to Date
- Triple and Double Glazing
- Electric Heating to Lounge, Kitchen and Bedroom



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OVERVIEW

Providing an income from day one, this traditional country cottage has a tenant in situ and is perfect for the investor buyer. The accommodation is over two floors, with a cosy lounge and kitchen on the ground floor. On the first floor is a generous double bedroom and a second room offering versatility to the occupier as it would make a perfect home office, dressing room or occasional guest bedroom. A modern shower room completes the internal accommodation. Unusually for a property of this style, there is a good sized rear garden, ideal for veg growing or just to relax and watch wildlife, plus there is an outhouse with all important storage.

ACCOMMODATION

Entering into the cottage through the wood effect front door, the charm and quirks of the property are evident. An electric fire is set to a fireplace with plate shelf above and there is alcove shelving. Moving into the kitchen, light streams in at the rear via the window and part glazed door. Fitted with white units, wood block style worktops, a ceramic hob and electric oven plus there is plumbing for a washing machine. A handy under stairs cupboard keeps household bits and pieces tidied away.

Once on the first floor, there are traditional tongue and groove doors with metal latch handles leading to two rooms and the shower room. The principal bedroom faces the front aspect and is a good size double with two built in double wardrobes. The second room would make an ideal home office or occasional guest room and has low level built in cupboards. The adjacent shower room has a modern quadrant style enclosure, a corner hand basin and toilet.





Externally, the cottage has more space than expected. A pretty garden space at the rear has a lawn, corkscrew hazel, herbaceous flower beds and lots of space for outdoor dining or recreation. The rear garden can also be accessed via a ginnel at the side of number 5 and there is a gated foot access along the rear of the terrace. A block of outhouses provides further storage for residents and an area for refuse bins. Number 4 owns the right hand outhouse.

DIMENSIONS

Lounge 12' 0" x 12' 0" (3.65m x 3.65m)

Kitchen 8' 5" x 9' 2" (2.57m x 2.79m) plus stairs

Bedroom 12' 1" x 11' 11" (3.68m x 3.63m) max

Study/Occasional Bedroom 3' 11" x 9' 0" (1.20m x 2.74m) plus door recess

Shower Room 4' 8" x 5' 11" (1.41m x 1.79m)

DIRECTIONS

From The Square in the centre of Burton in Kendal, head south towards Carnforth on Main Street. Pass the Kings Arms pub on the right and Boon Walks on the left. Barton Row is just a short distance along on the right hand side.

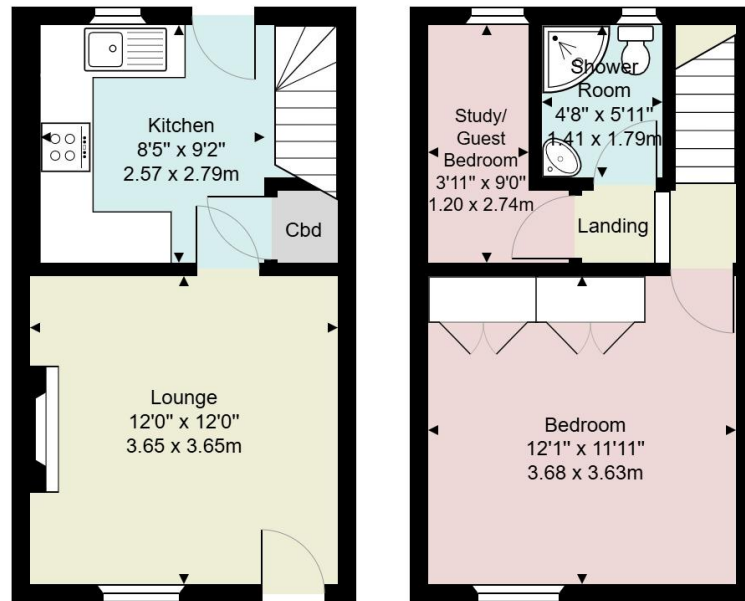
[what3words///beam.bitter.picnic](https://www.what3words.com/beam.bitter.picnic)

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage

Tenure: Freehold. To be sold with the tenant in situ
Council Tax Band

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Ground Floor

1st Floor

Approx. Total Area: 525 ft² ... 48.8 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

To arrange your viewing contact our Milnthorpe Team:
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