



## Burneside

**£425,000**

4 The Hollins, Burneside, Kendal, Cumbria , LA9 5SG

4 The Hollins set in Burneside located just a few miles north of Kendal in the South Lakeland district of Cumbria. Surrounded by beautiful countryside and close to the Lake District National Park, it offers a peaceful setting with excellent access to outdoor activities like walking, cycling, and exploring nearby fells. The village has a strong community feel, a primary school, local shop, pub, and a train station providing regular links to Kendal, Windermere, and beyond-making it ideal for both families and commuters.

### Quick Overview

- Mid terraced property
- Three bedrooms
- Spacious living room
- Fitted kitchen
- Spectacular views
- Well stocked gardens.
- Garage
- No upward chain!
- Allocated parking
- Ultrafast Broadband\*



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Ultrafast  
Broadband\*



Allocated  
Parking

Property Reference: K7154



Cloakroom



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

As you enter the property, you're welcomed by a useful porch area with space to hang coats and store outdoor essentials. Step through into the spacious living room, where a charming wood-burning stove creates a warm, inviting atmosphere. Built-in display cabinets provide both character and practical storage.

Continuing through to the hallway, you'll find a convenient cloakroom comprising a WC, wash basin, heated towel rail, and useful understairs storage-ideal for keeping things tidy and out of sight.

The kitchen is a standout feature of this home, offering spectacular countryside views. It includes a dining area, a range of wall and base units, a Neff oven and grill, a five-ring gas hob, a sink with drainer, fridge freezer and plumbing for a washer/dryer-everything you need for comfortable, modern living.

Upstairs, the primary bedroom is a generous double with under-eaves storage and access to an airing cupboard with hanging rails, perfect for linens or seasonal clothes. Natural light floods the room through a Velux window. The room benefits from an en-suite shower room with a walk-in shower, WC, wash basin, and heated towel rail.

Bedroom two is another spacious double, currently used as a home office. A large picture window frames beautiful countryside views, filling the room with natural light. This room also includes a built-in storage cupboard.

Bedroom three is a well-proportioned single room, also enjoying pleasant views and a built-in storage cupboard.

The house bathroom is fitted with a panelled bath and shower over, WC, and wash basin, completing the upstairs accommodation.

Outside, the garden features a well-maintained lawn bordered by mature shrubs and a patio area-ideal for enjoying warm summer evenings. There is one allocated parking space directly in front of the property, with an additional space in front of the garage, which benefits from an up-and-over door, power, and lighting.

**Accommodation with approximate dimensions:**

Entrance Porch

Ground Floor

Living Room 19' 9" x 17' 9" (6.02m x 5.43m)

Hallway

Cloakroom

Understairs store

Kitchen/Dining Room 19' 7" x 12' 7" (5.97m x 3.86m)



Kitchen/Dining Room



Bedroom One



Bedroom One



En-Suite



Bedroom Two



View

#### First Floor:

**Bedroom One** 18' 0" x 15' 7" (5.49m x 4.76m)

Airing Cupboard

En-suite

**Bedroom Two** 12' 8" x 9' 9" (3.87m x 2.98m)

**Bedroom Three** 12' 5" x 7' 3" (3.79m x 2.23m)

House Bathroom

#### Property Information:

**Tenure:** Freehold.

**Council Tax:** Westmorland and Furness Council - Band F.

**Services:** Mains electricity, mains water, mains gas and shared private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words & Directions:** [///pebble.hidden.storming](https://www.what3words.com/pebble.hidden.storming)

From the Market Town of Kendal take the A591 to Plumgarths roundabout heading for Windermere. Immediately after the roundabout take the first turning on your right onto Hollins Lane. Follow the road down and The Hollins can then be found on your right. Turn into the courtyard, the garage is the second to last one in the block, with Number 4 The Hollins being situated to the left hand side further parking is available to the front of the property.

**Viewing:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Three



Garden



Garden



View

Request a Viewing Online or Call 01539 729711

# Meet the Team

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# The Hollins, Burneside, Kendal, LA9

Approximate Area = 1513 sq ft / 140.5 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1725 sq ft / 160.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1335242

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