

Yate House, Burneside – LA9 6QZ

Kendal

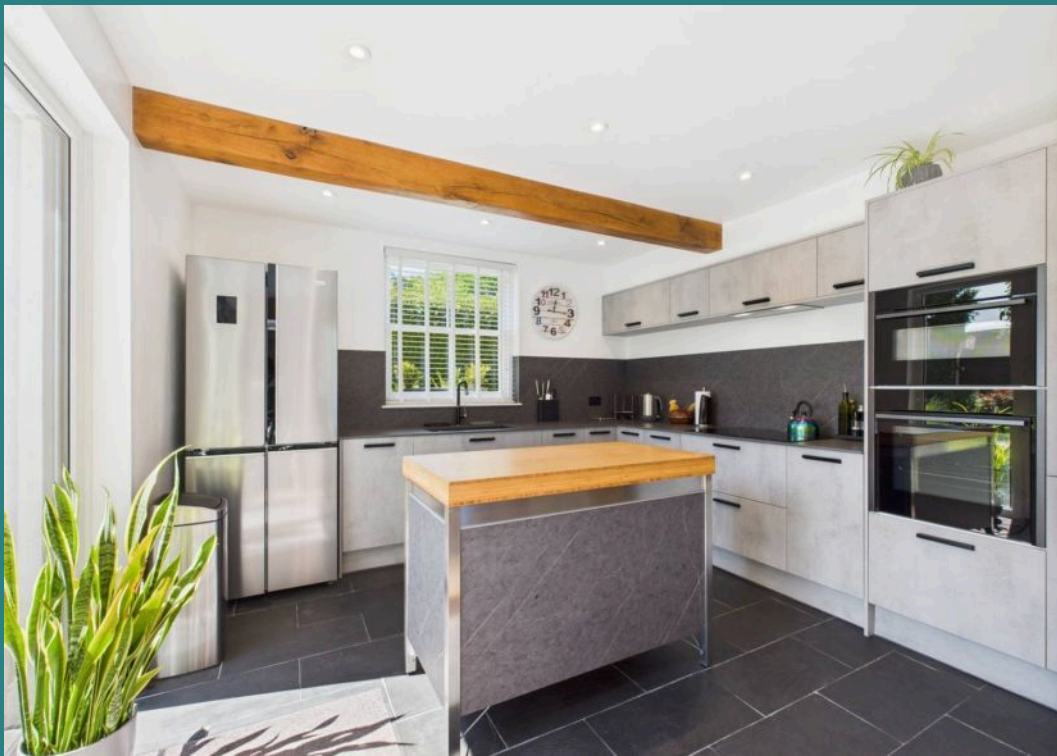
Offers Over **£425,000**

Yate House

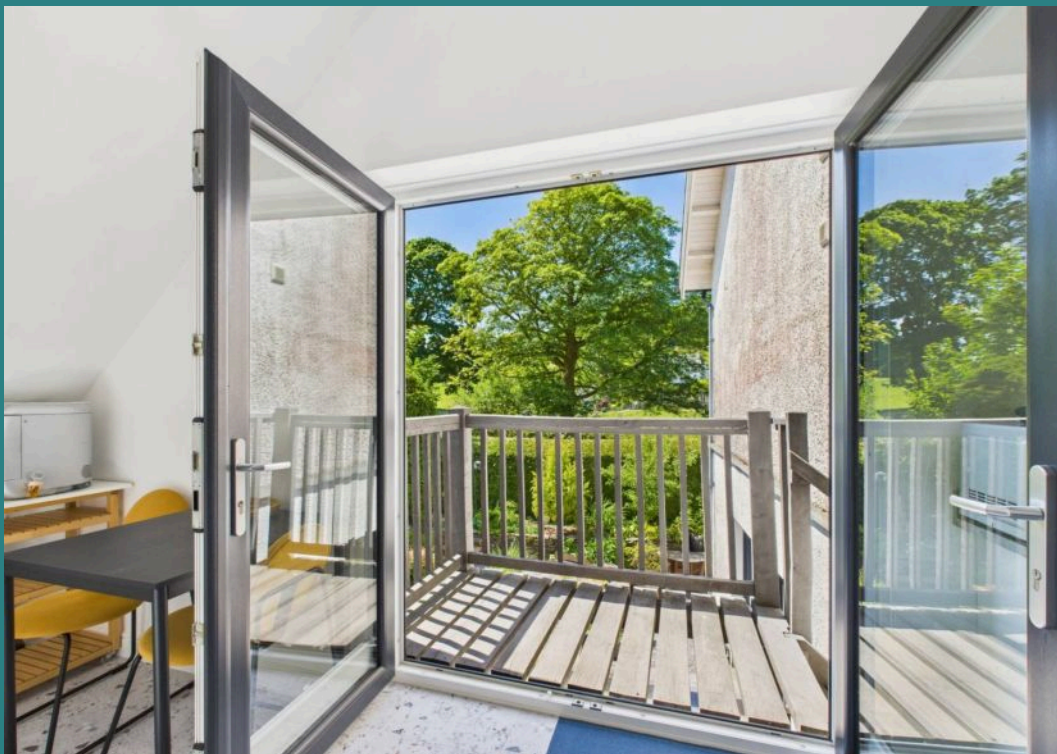
Burneside, Kendal

Nestled in the heart of a charming village, this 4 bedroom detached house offers a unique blend of character and modern convenience. The property boasts a detached studio apartment perfect for guest accommodations or potential rental income. The stunning dining kitchen has french doors leading out into the private garden and the lounge has a cosy wood burner and patio doors also to the garden. Benefitting from 3 bathrooms and a separate WC the property additionally has a large 2nd floor bedroom/lounge/craft room that offers versatile living space to suit various lifestyle needs. Meticulously maintained, this residence is in immaculate condition and features underfloor heating. With a garage and parking included, practicality meets style in this stunning abode. Potential buyers should note that residential local occupancy applies.









Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

Rear Garden

Enclosed private well established garden with seating areas

Garage

Double Garage

Driveway

2 Parking Spaces





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

2133 ft²

198.2 m²

Reduced headroom

191 ft²

17.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C





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