



## Fairfield, Burton in Lonsdale, Carnforth, North Yorkshire, LA6 3NA

A substantial and truly impressive detached family home occupying a generous garden plot. Situated in Burton in Lonsdale, this residence combines space and versatility to meet the needs of modern family life.

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## Fairfield, Burton in Lonsdale, Carnforth, North Yorkshire, LA6 3NA

Lancaster 16 miles, Kendal 19 miles, Skipton 28 miles (all distances approximate)

**Guide Price: £850,000**

- Tranquil setting
- Flexible accommodation
- Solar panels (EPC rating B)
- Splendid garden
- Detached Bunk House
- Stunning views



## General remarks

Well presented throughout, the property boasts eight generously sized double bedrooms. The top-floor rooms are spacious, featuring charming roof windows that flood the space with natural light. Both include useful storage, ensuring no shortage of concealed storage. A shower room services these two bedrooms. The principal bedroom suite is a true sanctuary, benefitting from a balcony that overlooks the garden, a mezzanine area and a large en suite wet room.

At the heart of the property lies a fine dining kitchen, fitted with a range of base and wall units and a comprehensive range of integrated appliances. These include gas cooker, electric oven, fridge and freezer.

A standout feature of the ground floor is the living room which has a wood burning stove to the centre of the room. This room, along with the kitchen benefits from direct access to the garden, ensuring effortless indoor-outdoor living.

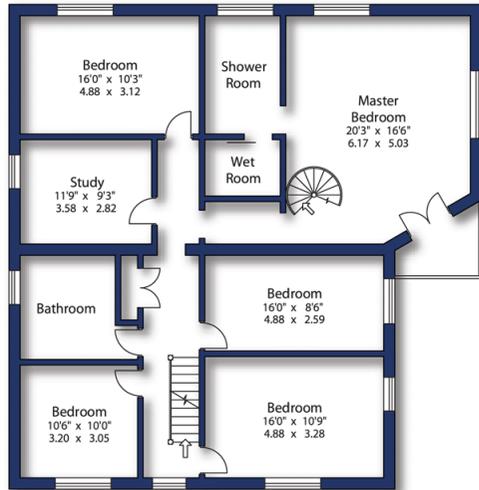
To the lower ground floor is a generous utility room which has a laundry chute with the first opening on the top floor, one on the first floor and another on the ground floor. There is a workshop, separate office, wc

and internal access to the garage.

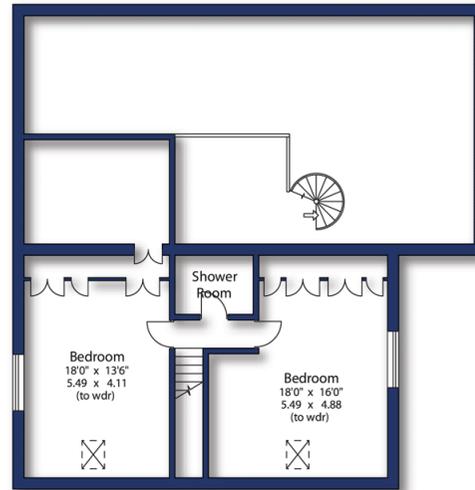
The garden itself is a truly remarkable feature, predominantly laid to lawn and enclosed by established hedging and mature trees that provide privacy and a tranquil setting. A generous balcony which covers two side of the property offers attractive seating, perfect for enjoying the outdoors while overlooking the expansive garden. There is plenty of space for additional seating throughout the grounds which also has a pleasant stream running through. There is a bunk house providing additional accommodation and a splendid hot tub room with views over the garden and beyond. The property also benefits from a garage, car port and a driveway providing ample parking and ease of access.

From the side, you can really appreciate the true scale and generous proportions of the house, making a striking impression and reinforcing the outstanding space on offer. This is a rare opportunity to acquire a truly exceptional family home in the highly desirable area— ideal for buyers seeking space and comfort in a prime location.

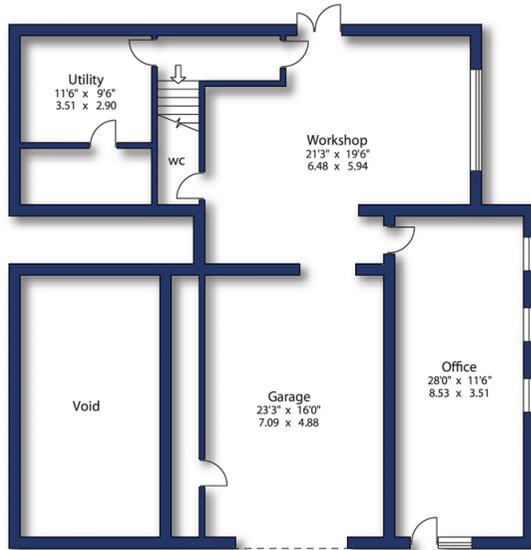
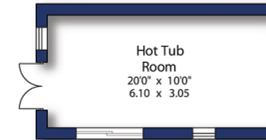
# Floorplans



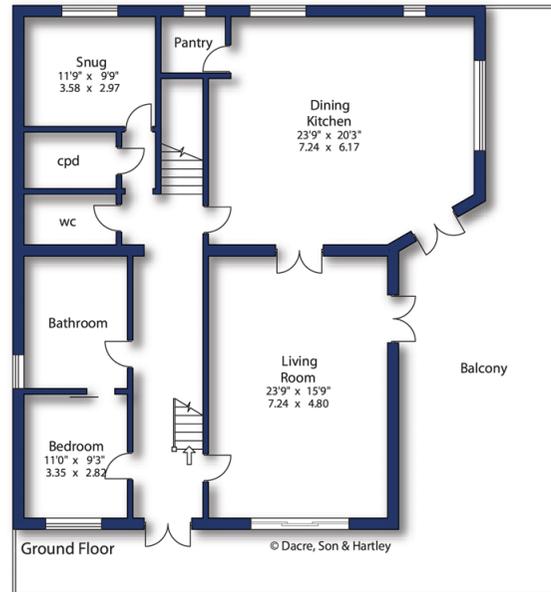
First Floor



Second Floor



Lower Ground Floor



Ground Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	90
EU Directive 2002/91/EC			





Burton In Lonsdale has a popular community run store and Post Office. The village has its own public house which again has been community purchased in June 2025 along with an excellent recreation ground with playground, sports pavilion and all weather pitch. Nearby Bentham and Kirkby Lonsdale have GP surgeries. The village is in the catchment area for excellent secondary education, with a school bus service to QES at Kirkby Lonsdale and Settle College. Burton In Lonsdale is in Bentham Community Primary School's catchment. Trains on the Lancaster/Leeds line can be caught at Bentham. Skipton and Kendal are accessible via the A65 and Lancaster and the M6 can be reached within 30 minutes.

### Directions

From Settle via the A65. After passing Ingleton turn left just after the 'Country Harvest' onto the A687. Drive into the village, and before the bend to the right, the driveway is on the left hand side and can be identified via our 'For Sale' sign.

What3Words download.lyrics.mats

### Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

### Tenure, Services & Parking

- Freehold. The property is within a Conservation area.
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired boiler.
- Driveway

### Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

### Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](https://www.gov.uk/government/collections/check-for-flooding-in-england)

### Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

### Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

### Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: SET250028

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