



# 1 RIVER COTTAGES, WENNINGTON

£450,000







# 1 RIVER COTTAGES, WENNINGTON, LANCASTER, LA2 8PB

Superb 3 bedroomed, stone faced spacious and extended semi-detached house, located in a fantastic position on the edge of Wennington village with rear views over the river towards the village green.

Secluded position off a private road standing within well-tended landscaped gardens, with ample private parking.

Spacious, light and airy accommodation laid over two floors with quality fixtures/fittings throughout and decorated and presented to a very high standard.

Ready for immediate occupation.

Upvc double glazed windows and gas fired central heating are installed.

Within a thriving village, having regular bus and train services to Lancaster. Within the catchment area of Lancaster Grammar Schools and Queen Elizabeth School at Kirby Lonsdale.

## ACCOMMODATION COMPRISES:

### Ground Floor:

Covered Entrance to Entrance Hall, Cloakroom/WC, Lounge/Dining Room, Kitchen.

### First Floor:

Landing, 3 Bedrooms One Ensuite, House Bathroom.

### Outside

Private Landscaped Gardens, Parking.

## ACCOMMODATION:

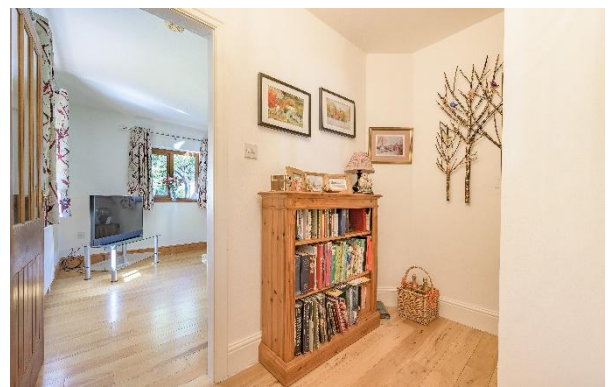
### GROUND FLOOR:

#### Entrance Hall:

Slated canopy over, upvc external entrance door, staircase to the first floor, wood flooring, cloakroom off, access to the lounge.

#### Cloakroom:

Low flush WC, wash hand basin, heated towel rail, tiled flooring.





### **Lounge/Dining Room:**

24'5" x 20'7" (7.43 x 6.28)

Large light and airy through room with 3 upvc double glazed windows, upvc double glazed double doors with access to the rear garden, multifuel stove within recessed fireplace on flagged hearth, beamed ceiling, understairs cupboard and wood flooring.



### **Kitchen:**

13'6" x 10'11" (4.11 x 3.32)

Good sized kitchen with range of modern kitchen base units with complementary worksurfaces, wall units, 1 ½ bowl black Belfast sink with mixer taps, Range Master stove with extractor over, built in dish washer, boiler in cupboard, cast iron style radiator, ½ glazed stable style external door, 3 upvc double glazed windows.



### **FIRST FLOOR:**

#### **Landing:**

Access to 3 bedrooms and house shower room, radiator, loft access.





### Bedroom 1:

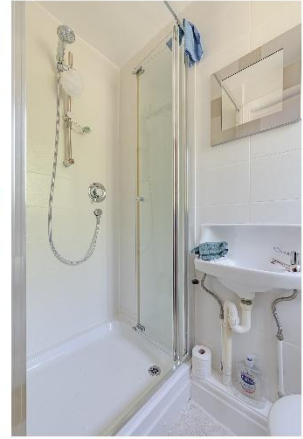
11'5" x 10'3" (3.47 x 3.13)

Double bedroom, upvc double glazed window, radiator, views.



### Ensuite Shower Room:

Shower enclosure with shower over off the system, wash hand basin, WC, upvc double glazed window.



### Bedroom 2:

11'4" x 10'4" (3.45 x 3.16)

Double bedroom, 2 upvc double glazed windows, radiator.



### Bedroom 3:

8'9" x 8'5" (2.67 x 2.56)

Small double bedroom, upvc double glazed window, radiator.





### **Shower Room:**

10'4" x 8'8" (3.14 x 2.65)

Very well appointed large room with large shower enclosure with shower over off the system, wash hand basin, low flush WC, radiator, tiled walls, tiled floor, bulkhead store cupboard, upvc double glazed window, recessed spot lights, heated towel rail.



### **OUTSIDE:**

Accessed via station carpark, gated entrance, walled boundaries, gravelled parking area for several vehicles, landscaped gardens, shaped lawn, mature shrubs, flower beds, front side and rear patio, shed



### **Directions:**

Enter Wennington village from High Bentham, go over the river bridge and turn immediately left in to station. The house is on the left hand side. A For Sale board is erected.

### **Tenure:**

Freehold with vacant possession on completion.

### **Services:**

Mains electric, water and gas are connected to the property. Septic tank.



### Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage is available from 4 providers.

Broadband type	Highest available download speed	Highest available upload speed	Availability	Data last updated: May 2025, based on the latest data available to Ofcom.	
				Provider	Voice Data
Standard	4 Mbps	0.6 Mbps	✓	EE	Likely Likely
Superfast	80 Mbps	20 Mbps	✓	Three	Likely Likely
Ultrafast	1000 Mbps	1000 Mbps	✓	O2	Likely Likely
				Vodafone	Likely Likely

Networks in your area - [Openreach](#), [B4RN](#)

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

5G is predicted to be available around your location from the following provider(s): O2, Vodafone. Please note that this predicted 5G coverage is for outdoors only. Please see the [outdoor map of available services](#) to compare coverage.

### Flooding:

[Check for flooding in England - GOV.UK](#) shows that surface water flooding is very low, river and sea is very low, ground water is unlikely in this area.

### Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

### Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

### Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

#### Surface water

[More about your surface water flood risk](#)

##### Yearly chance of flooding

Very low

Low

Medium

High

##### Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

##### What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

### Local Authority:



Lancaster City Council  
19 Dalton Square  
Lancaster  
LA1 1PJ

Council Tax Band 'E'

1 River Cottages  
Wennington  
LANCASTER  
LA2 8PB

Energy rating

C

Valid until

20 September 2032

Certificate number

0330-2149-2210-2522-5071

Property type

Semi-detached house

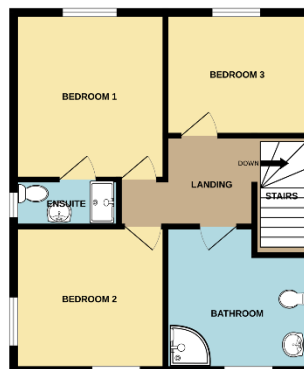
Total floor area

110 square metres

GROUND FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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