



WATERHOUSE
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The Mews Cottage – Cowan Bridge





Features

- Three bedrooms
- Open living accommodation
- Boasting underfloor heating to most rooms
- A generous rear garden to enjoy
- Parking for two vehicles to the front
- Located in a picturesque village

A wonderful three bedroom home located in Cowan Bridge packed with character and charm. Boasting a generous rear garden and parking for two vehicles at the front of the property. The ground floor presents an open and light kitchen with space as you enter to store coats and shoes and a generous living room and dining room to span the entire depth of the home. There is access from the porch located at the end of the living room/ dining room into the rear garden. The first floor offers three

double bedrooms with elevated views and the family bathroom. The south-facing rear garden is a great space to enjoy, with patio spaces to the rear and to the side of the formal lawn, to enjoy the sun at all times of the day. The beautiful village of Cowan Bridge is located in Lancashire, sitting close to the Cumbria and North Yorkshire county boundaries. The village boasts a general shop with a tearoom and there are various differing nature walks to be found. The popular town of Kirkby

Lonsdale is located two miles away and offers an excellent range of independent shops, bars, restaurants and a Booths Supermarket. Additionally, Ingleton can be found five miles away with its impressive waterfall trails. The nearest primary school is located in the village of Leck, situated behind Cowan Bridge, and the property is in the catchment area for the well renowned secondary school, QES, in Kirkby Lonsdale.



GROUND FLOOR

Kitchen

Stepping through the front door, you enter a large open and bright kitchen that incorporates a space by the front door to remove and store shoes and coats. On entering, there is a practical matted floor with cushion flooring to the latter half. The kitchen offers a good range of light oak shaker style base and wall units with a central, movable island unit that extends the work surface area and provides further storage space. There is undercounter space for a freestanding cooker, slimline dishwasher, washing machine and dryer. Access from the rear of the room leads to the stairs that take you up to the first floor.

Living room/ dining room/ rear porch

Leading from the kitchen via a newly installed pocket door, a generous, dual purpose open space spanning the entire depth of the home. The living area can be found to the front with views over the driveway. The large window allows an abundance of natural light in to illuminate the room. Oak flooring covers the entire living room/ dining room space, coupled with carbon film under-floor heating to provide instant heat when wanted. The dining room is to the other end and is able to easily accommodate a table to seat 6 for formal meals and gatherings. There is a generous storage cupboard utilising the understairs space. The dining area leads to the rear porch, boasting a slate floor with underfloor heating. The rear of the living area gives direct access out to the garden.





FIRST FLOOR

Bedroom 1

A large and characterful master bedroom with a newly laid pale wooden floor, benefitting from carbon film underfloor heating and a beautiful wooden beam to one wall. There is a storage room housing the hot water tank at the end of the room.

Bedroom 2

A bright double bedroom with front facing views through the window with a deep sill.

Bedroom 3

A rear facing bedroom boasting views out to the garden, currently used as an office / sewing room.

Bathroom

A bright and modern bathroom with a bath and overhead electric shower, WC and hand basin. The window allows natural light to flood through and there is underfloor heating under the ceramic tiled flooring.

Landing

An 'L' shaped landing with access to the attic, via a newly installed pull-down loft ladder. The attic space has been half boarded for extra storage availability.



Externally

The front of the property offers parking for 2 vehicles and is bordered by traditional stone walls. There is plenty of room to allow for the addition of pots and containers to decorate the space. Access to the rear garden is via the path leading from the rear porch revealing a large secure garden. The garden boasts patio spaces and to the side of the formal lawn, surrounded by fencing and hedging. The south facing aspect allows for enjoyment of the sun from morning to night. The garden is low maintenance yet exudes a pretty cottage garden feel. There is a large shed to utilise for additional storage.

Useful Information

House built - 1840's / 1850's.

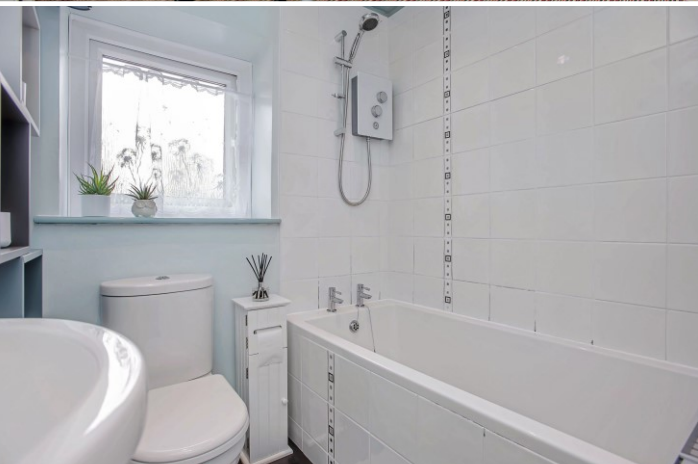
Tenure - Freehold.

Council tax band - C (Lancaster City Council).

Drainage - Shared septic tank (shared between 7 properties). £100 per annum to empty and located in a nearby field.

Internet - B4RN hyperfast internet.

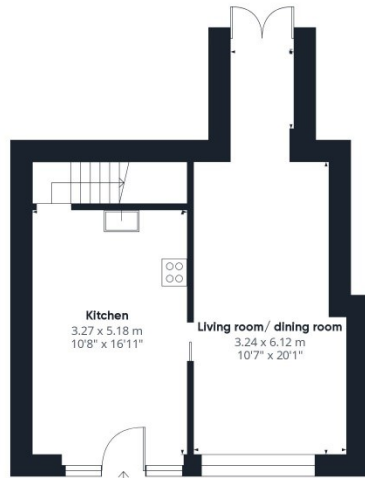
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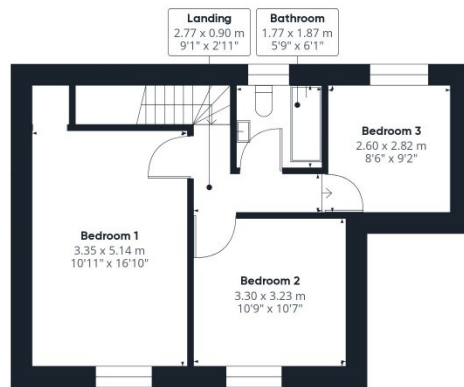
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Ground Floor



Floor 1

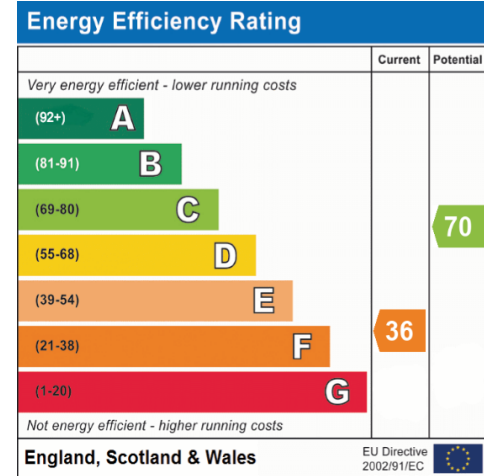


Approximate total area⁽¹⁾
86.94 m²
935.82 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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