



Newbanks Cottage Aughton Brow,  
Aughton, LA2 8LU

Newbanks Cottage, Aughton Brow, Aughton

## The property at a glance **3** **2** **3**

- Characterful Detached Cottage
- Three Bedrooms
- Fitted Farmhouse Kitchen
- Spacious Reception Rooms With Log Burners
- Bathroom & Shower Room
- Extensive Wrap Around Gardens With Numerous Outbuilding
- Off Road Parking & Garage
- Freehold
- Council Tax Band F
- EPC Rating: TBC

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Offers Over

**£750,000**

# Get to know the property



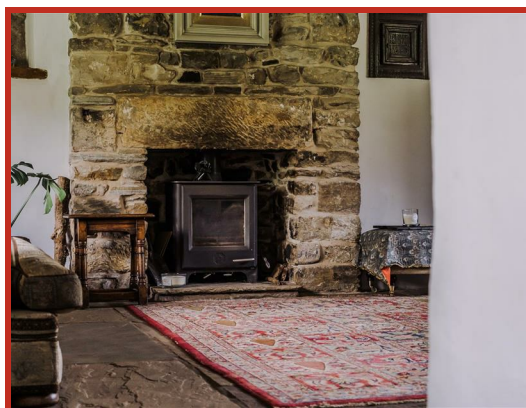
## ONE OF A KIND FAMILY COTTAGE NOT TO BE MISSED

Nestled in the serene countryside of Aughton, Lancashire, lies the charming Newbanks Cottage, a delightful rural retreat with a rich history waiting to be explored. This picturesque cottage, once owned by the renowned author E.C. Lorac, offers a perfect haven for a growing family seeking a tranquil lifestyle.

As you step into this enchanting property, you are greeted by original exposed wooden beams that exude warmth and character. The stone feature fireplaces with log burners scattered across the ground floor add a touch of cosiness, creating a homely atmosphere that is perfect for creating lasting memories with loved ones.

One of the highlights of this property is its tranquil wrap-around private gardens, providing the ideal spot to unwind and listen to the melodious morning chorus of birds. The fairytale-esque setting is further enhanced by a small private wood and stunning views of Caton Fell, Abbeystead & River Lune, offering a slice of paradise right at your doorstep.

For those in need of space for their vehicles, a large double garage and ample parking ensure that convenience is never compromised. Whether you are looking to relax in the peaceful surroundings or explore the historical charm of the area, Newbanks Cottage offers a unique opportunity to embrace countryside living at its finest.





## Ground Floor

### Entrance Porch

Hardwood single glazed leaded entrance door, hardwood single glazed leaded window, exposed beams, stone flooring and door to the hallway.

### Hallway

4.14m x 1.37m (13'7" x 4'6")

UPVC double glazed windows, exposed beams, spotlights, hardwood flooring, stairs to the first floor and doors to sitting room, living room and snug.

### Sitting Room

5.41m x 4.14m (17'9" x 13'7")

Hardwood double glazed windows, central heating radiator, exposed beams, cast iron log burning stove in a stone fireplace and hardwood flooring.

### Snug

4.14m x 3.94m (13'7" x 12'11")

Hardwood double glazed windows, central heating radiator, exposed beams, cast iron log burning stove in a stone fireplace, spotlights, slate tiled flooring and door to the living room.

### Living Room

5.41m x 4.65m (17'9" x 15'3")

Hardwood double glazed windows, central heating radiator, cast iron log burning stove in a stone fireplace, exposed beams, exposed stone wall, stone flooring and open to the kitchen.

### Kitchen

5.41m x 3.15m (17'9" x 10'4")

Hardwood double glazed windows, range of panelled base units with granite surfaces, butler sink with mixer tap, electric oven with four ring induction hob, Rayburn range cooker with exposed stone surround and tiled splashbacks, integrated dishwasher, exposed beams, stone flooring and doors to the utility and to the rear.

### Utility Room

3.53m x 1.73m (11'7" x 5'8")

Hardwood single glazed windows and door to the WC.

### WC

1.37m x 0.86m (4'6" x 2'10")

## First Floor

### Landing

4.19m x 1.14m (13'9" x 3'9")

Hardwood double glazed window, central heating radiator and doors to bedroom one, shower room and further landing.

### Bedroom One

5.41m x 4.09m (17'9" x 13'5")

Hardwood double glazed windows, central heating radiator, fitted wardrobes, exposed beams, spotlights and hardwood flooring.

### Shower Room

4.17m x 3.71m (13'8" x 12'2")

Hardwood double glazed frosted windows, central heating radiator, central heating towel rail, electric feed shower unit, table top wash basin, dual flush WC, tiled elevations, exposed stone wall loft access and tiled flooring.

### Further Landing

5.31m x 2.24m (17'5" x 7'4")

Doors to two bedrooms and bathroom.

### Bedroom Two

4.57m x 4.17m (15' x 13'8")

Hardwood double glazed window, central heating radiator, feature stone fireplace, exposed beams and hardwood flooring.

### Bedroom Three

3.07m x 3.07m (10'1" x 10'1")

Hardwood double glazed window, central heating radiator, decorative fireplace, exposed beams and hardwood flooring.

### Bathroom

2.24m x 1.88m (7'4" x 6'2")

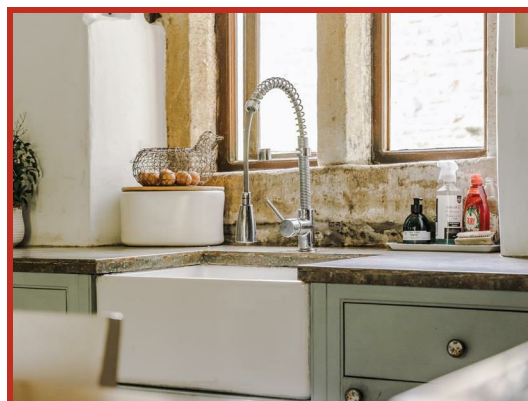
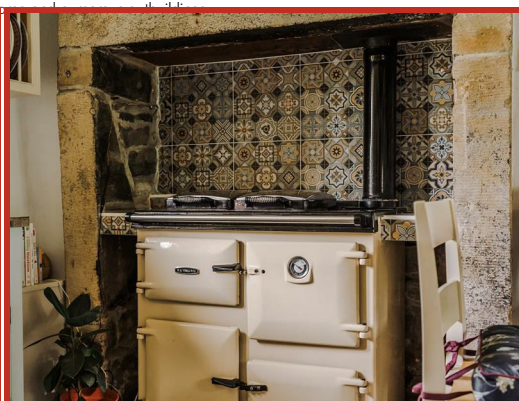
Hardwood double glazed window, central heating radiator, table top wash basin, freestanding bath, low basin WC, part tiled elevations, exposed beams and hardwood flooring.

## External

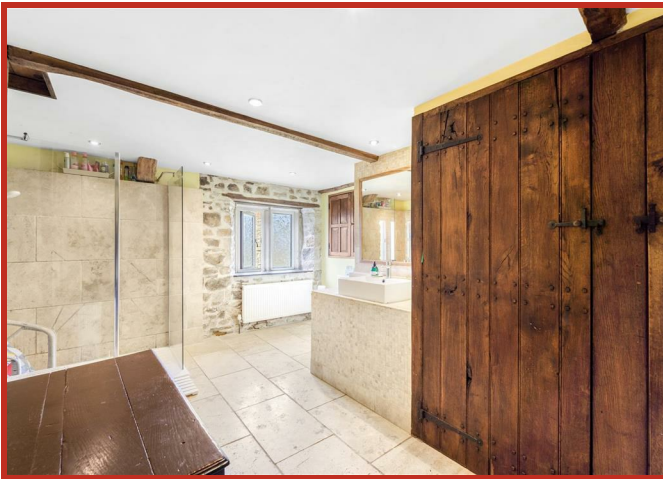
### Front

Wooden gate to a cobbled pathway leading to the front door and a laid to lawn garden.

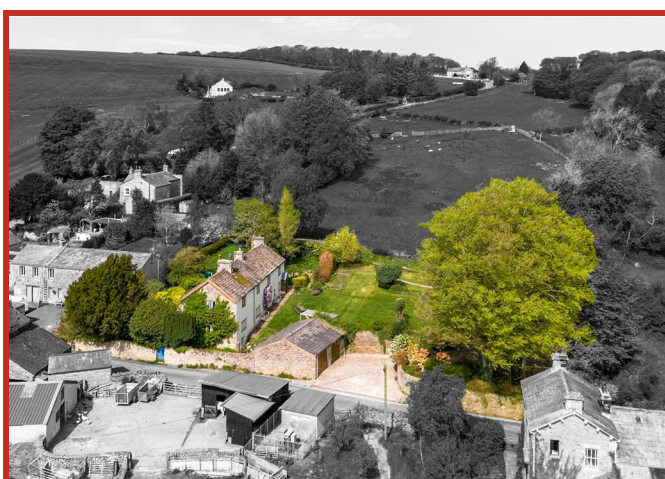
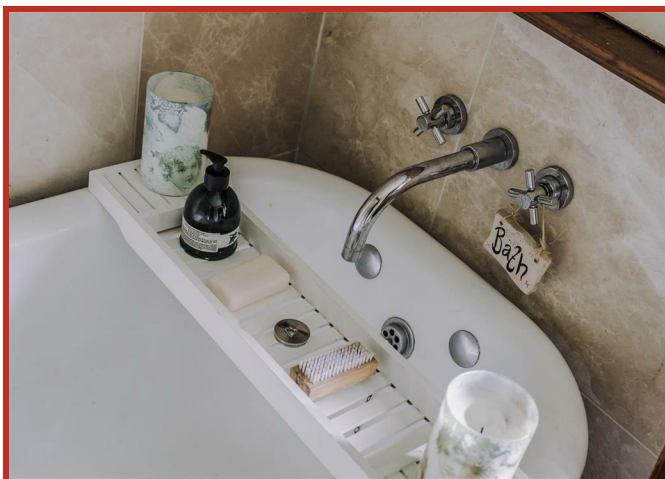
### Rear



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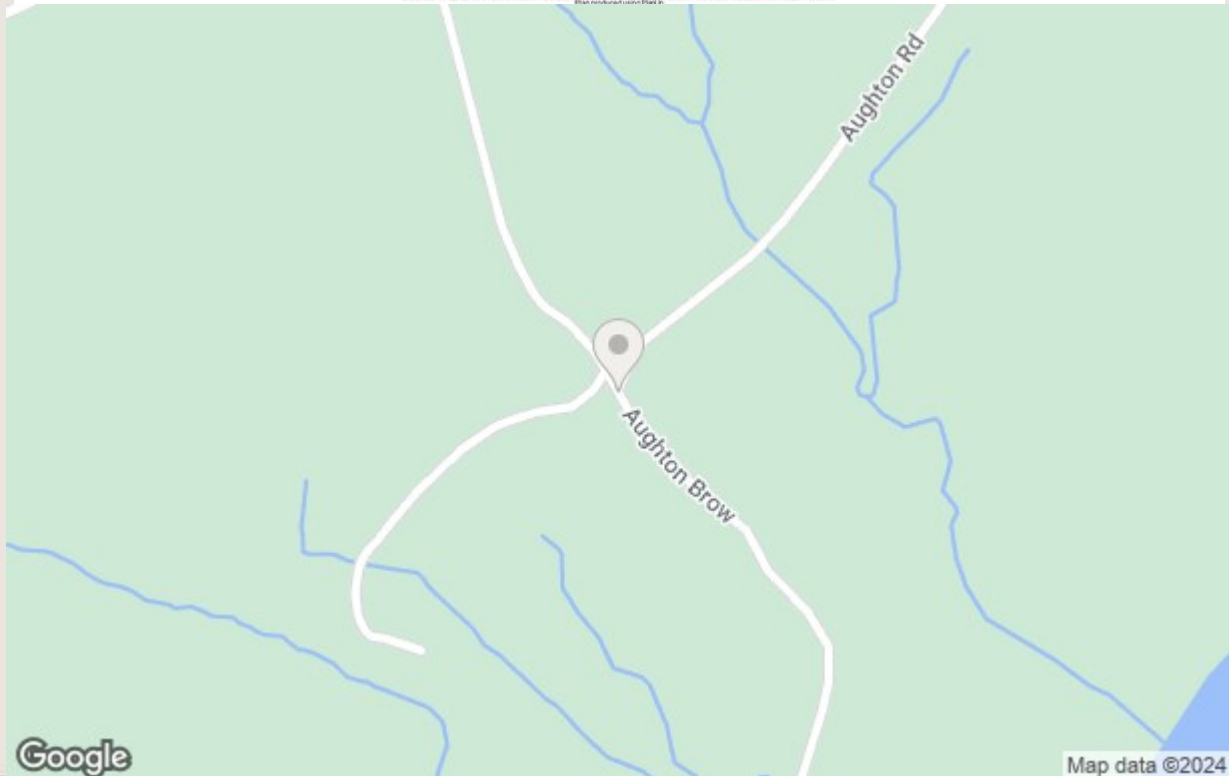
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Blue indicates water features.



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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	