



High Casterton

£325,000

5 Norwood Farm Cottages , High Casterton, Carnforth, LA6 2SD

5 Norwood Farm Cottages is a charming three-bedroom end-terrace cottage tucked away in a peaceful courtyard setting in the sought-after village of High Casterton, just a short drive from the popular market town of Kirkby Lonsdale. Brimming with character and feature beams throughout, this property offers a fantastic opportunity for those looking to take on a cosmetic renovation project in a desirable rural location.

High Casterton is a peaceful and picturesque village on the edge of the Yorkshire Dales National Park, known for its community feel and scenic surroundings. It's within walking distance of Casterton School, a highly regarded independent day and boarding school, and enjoys easy access to Kirkby Lonsdale, just a few minutes' drive away. Kirkby offers a vibrant mix of independent shops, cafés, pubs, and essential amenities, along with excellent transport links via the A65 to Kendal, Lancaster, and the M6.

Quick Overview

- End Terrace Cottage
- Generous Living Spaces
- Two Reception Rooms & Family Kitchen
- Separate Utility
- Located in the Sought After Village of High Casterton
- Close to the Market Town of Kirkby Lonsdale
- Allocated Parking Space
- Lawn Area & Enclosed Patio
- No Onward Chain
- Ultrafast Broadband Available



3



3



2



E



Ultrafast
Broadband*



Allocated
Parking

Property Reference: KL3641



Living Room



Dining Room



Kitchen



Utility

The ground floor begins with an entrance porch, ideal for coats and shoes, which leads into a welcoming hallway. From here, you have access to the main living spaces, a handy under-stairs cupboard, and a cloakroom with W.C. and pedestal sink.

The living room features a wood-burning stove and a front facing window. An arched opening leads into the dining room, creating a flow for family living and entertaining. On the opposite side of the hall is a breakfast kitchen, with a range of wall and base units, complementary worktop, and a stainless steel sink with drainer, along with room for a dining table. There's space for under-counter appliances and access to a useful utility room, complete with base units, sink, worktop, and an external door to the enclosed rear patio, perfect for bin storage or a compact seating area.

Upstairs, the home offers three double bedrooms. The principal bedroom to the front benefits from a walk-in dressing area with integrated wardrobes, and an en suite shower room with shower, bidet, W.C., and sink-, now ready for modernisation. Bedroom two is a good sized double, while bedroom three also offers generous space along with a walk-in storage cupboard. The family bathroom includes a bath, W.C., and pedestal sink.

Externally, the property enjoys a lawn area to the front, offering a touch of greenery and potential for planting. The enclosed patio provides a private and practical space ideal for seating, with space for a wood store.

This is a rare opportunity to acquire a character cottage in a fantastic location, with scope to update and personalise throughout. Ideal as a family home, second home, or a renovation project, 5 Norwood Farm Cottages is offered with no onward chain, ready for your vision to bring it to life.

Accommodation with approximate dimensions:

Ground Floor

Living Room 13' 4" x 11' 11" (4.06m x 3.63m)

Dining Room 11' 0" x 10' 5" (3.35m x 3.18m)

Kitchen/Breakfast Room 15' 11" x 12' 1" (4.85m x 3.68m)

Utility 8' 11" x 7' 7" (2.72m x 2.31m)

First Floor

Bedroom One 20' 11" x 10' 11" (6.38m x 3.33m)

Bedroom Two 12' 2" x 9' 3" (3.71m x 2.82m)

Bedroom Three 12' 0" x 9' 0" (3.66m x 2.74m)



Living Room



Kitchen



Bedroom Two



Bedroom Two



Bedroom Three



Bathroom

Property Information:

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council. Band F.

Services

Mains water and electricity. Electric heating. Shared septic tank drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words ///amount.narrowest.daylight

Viewings

Strictly by appointment with Hackney & Leigh.

N.B.

The vendors own a one-seventh share of a nearby field, which is held in trust and jointly owned with several other properties. There is no income generated from this share, nor have there been any associated costs. The land is let to a local farmer on a peppercorn rent, with the sole purpose of maintaining its agricultural use and preventing development.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom One



Front Garden



Front Garden

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

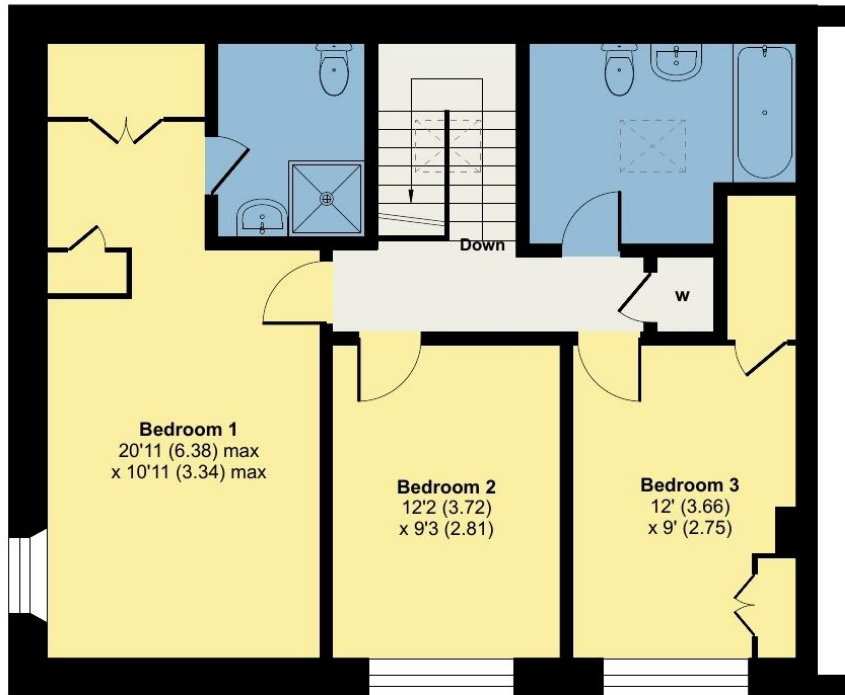
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

Norwood Farm Cottages, High Casterton, Carnforth, LA6

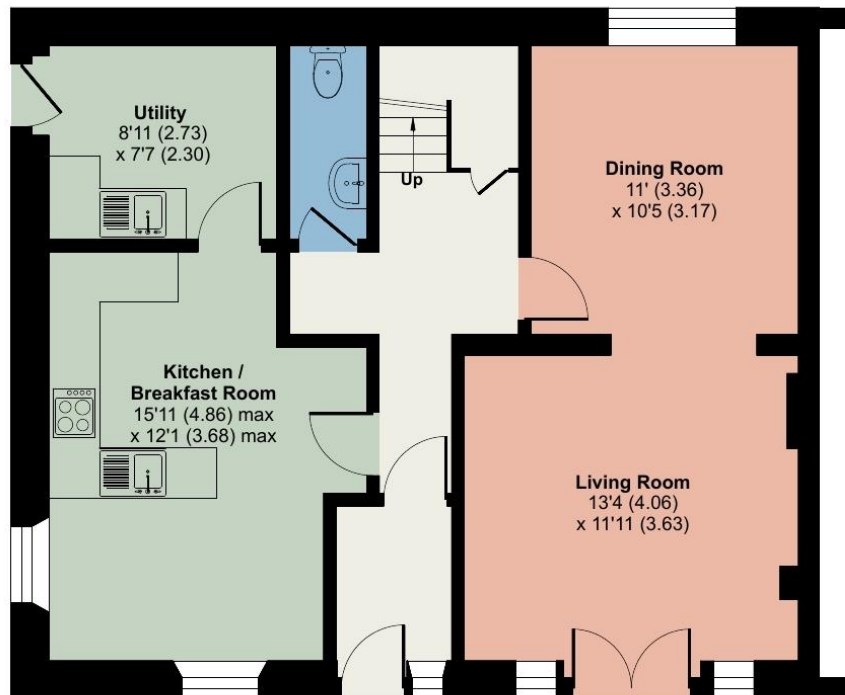


Approximate Area = 1400 sq ft / 130 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1295609

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 28/05/2025.

Request a Viewing Online or Call 015242 72111