

SPRING COTTAGE

£475,000

Wrayton, LA6 2QU

An end terrace cottage with lovely gardens enjoying splendid views across and down the Lune Valley.

In the ownership of the vendors since 1981, the accommodation is spacious and well maintained with two reception rooms, kitchen, conservatory, utility/laundry room, three bedrooms and house shower room. Large garage with internal store and ample parking provision. Private, tiered gardens with a generous seating terrace, lawns and mature planting.

Situated in this popular and picturesque hamlet, convenient for Kirkby Lonsdale, road and rail links.





Welcome to **SPRING COTTAGE**

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Here's our TOP TEN reasons to love Spring Cottage:

- 1. Splendid views** across the garden to open fields to the north, westerly down the Lune Valley and glimpses of the River Greta to the east.
- 2. A beloved family home since 1981**, the time has come for the current owners to move on and provides an opportunity for the new custodians to add their own mark. Well maintained over the years with a new fully insulated roof in 2019.
- 3. Good proportions and well-ordered layout** with an approximate gross internal area of 1288 sq ft (119.7 sq m)
- 4. Relax in the conservatory** - simply 'put your feet up' and enjoy the views, and if you enjoy bird watching, it's the ideal spot. The everyday entrance will be onto the conservatory and there is a covered porch for muddy dogs and boots.
- 5. Fitted kitchen** with base and wall units, integral fridge and separate freezer, double electric oven and induction hob. Backing up the kitchen is a practical **utility/laundry room** off the conservatory, with WC, space for washing machine and tumble drier, sink unit and base units.
- 6. Two reception rooms** - the light and bright sitting room is dual aspect with a picture window looking through to the conservatory and an electric fire set on granite hearth with wood surround. The dining room provides external access through a side porch.
- 7. Sweet dreams** - an open staircase leads from the dining room and up to the landing off which are two double bedrooms and a large single. Bedroom 1 has a built-in wardrobe and far reaching views across the valley, bedroom 2 has a built-in shower cubicle and bedroom 3, currently used as an office has a fitted desk, shelves and large fitted wardrobe. A house shower room completes the picture.
- 8. Garaging and parking** - with gated access off the road, there is ample parking. A detached double length garage/workshop stands to the east of the property with electric roller door, internal store, power and light (5'3 x 11'4 [16.53m x 3.46m]) - an excellent space for tandem parking, as well as room for work benches or even gym equipment.
- 9.** Bordering open field to the north, **private tiered gardens** from which to enjoy the far-reaching views with a generous flag and paved terrace adjacent to the house, additional seating areas including a stone bench, lawns and mature planting. The gardens offer an opportunity to have vegetable beds if you fancy growing your own!
- 10. A popular and conveniently placed Lune Valley hamlet** just off the A683 - for more information about the surrounding area, please see page 5.







Popular Lune Valley hamlet

Within the heart of the popular and undulating scenic Lune Valley, Spring Cottage sits in a central position in the attractive hamlet of **Wrayton**. As the main A683 doesn't travel through Wrayton you may have missed the sign, but it's certainly worth a short detour to experience this little oasis of hamlet life.

The Lune Valley lies between the **National Parks of the Lakes and Dales** and is every bit as desirable and beautiful, it encapsulates a series of villages offering thriving country life and local communities. It is also close to the **Forest of Bowland AONB** and with many lovely walks, runs or cycle rides available from the front door, it's the perfect location if you love any aspect of outdoor life.

The nearest neighbour is the village of Tunstall with a church, village hall, tennis court and a popular 'foodie' pub The Lunesdale Arms. Within walking distance (just!) you'd be the envy of many to call this your local!

Voted best place to live in the north west by The Times for a number of years, the Cumbrian market town of **Kirkby Lonsdale** is conveniently located 4.5 miles to the north and has much on offer in terms of places to eat and drink, independent shops, a weekly market, a bank and a post office, as well as branches of Boots and Booths, our regional supermarket. There is also a range of commercial businesses represented in the town, an opticians, two dentists and a doctors' surgery.

The Georgian city of **Lancaster** (12.6 miles) has a comprehensive range of amenities, as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary and Gateway to the Lake District, the historic market town of **Kendal** is only 18 miles distant.

If you have school age children then Lancaster is home to the well regarded boys' and girls' grammar schools and in the opposite direction Queen Elizabeth School at Kirkby Lonsdale is highly respected. Primary schools are up and down the valley at Homby, Kirkby Lonsdale, Caton and Melling. There are independent schools at Sedbergh (with Sedbergh Preparatory School located at Casterton) and Giggleswick.

If travelling further afield:

By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Wrayton. Just off the A683, the J34 M6 is 10 miles distant with the A65 4 miles distant for travelling east.

By train - on the main west coast line, Lancaster to London Euston in under 3 hours and there are direct trains to Glasgow, Edinburgh and Manchester. There is also a station at Wennington (2.9 miles) on the Leeds to Morecambe line.

By air - airports are at Leeds Bradford 50.4 miles, Manchester 65.5 miles and Liverpool 78.2 miles.

Directions - from the south head along the A683, passing through the villages of Caton, Homby and Melling. After leaving Melling and after approximately a mile, turn right by the bus stop onto Back Lane and follow the road into the hamlet. After a sharp left hand bend in the road, Spring Cottage is the fourth property on the left.

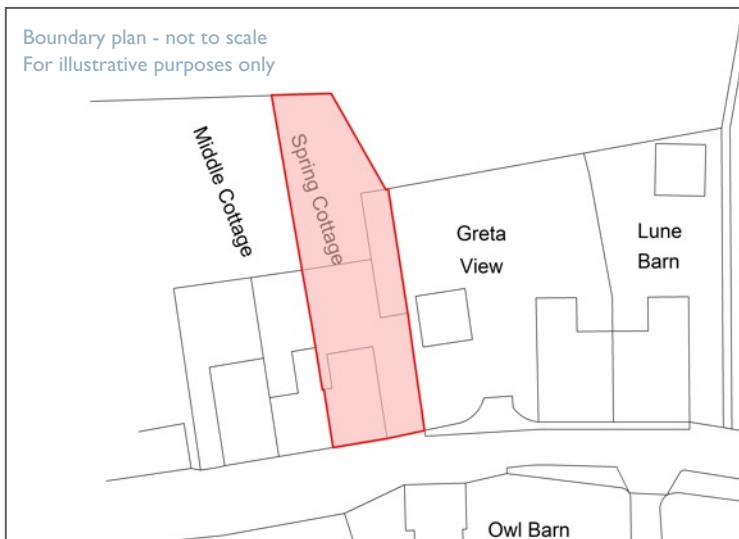
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Services and specifications

- Mains electricity and water
- Private drainage to a shared septic tank, shared with two neighbouring properties and located within the boundaries of Middle Cottage
- Oil fired central heating with an electric fire in the sitting room
- Fibre broadband connected
- New fully insulated roof in 2019
- The loft is floored with ladder access and Velux window
- uPVC double glazed windows
- External lighting
- External water tap





The finer details

Council tax

Spring Cottage is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council, Dalton Square, Lancaster LA1 1PJ

T: 01524 582000 www.lancaster.gov.uk

Please note

- Carpets, some curtains, blinds, curtain poles, light fittings, fridge/freezer, all wardrobes and a Kenwood stereo system are included in the sale.

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.



Lane House, Kendal Road
 Kirkby Lonsdale
 Carnforth
 Lancashire LA6 2HH

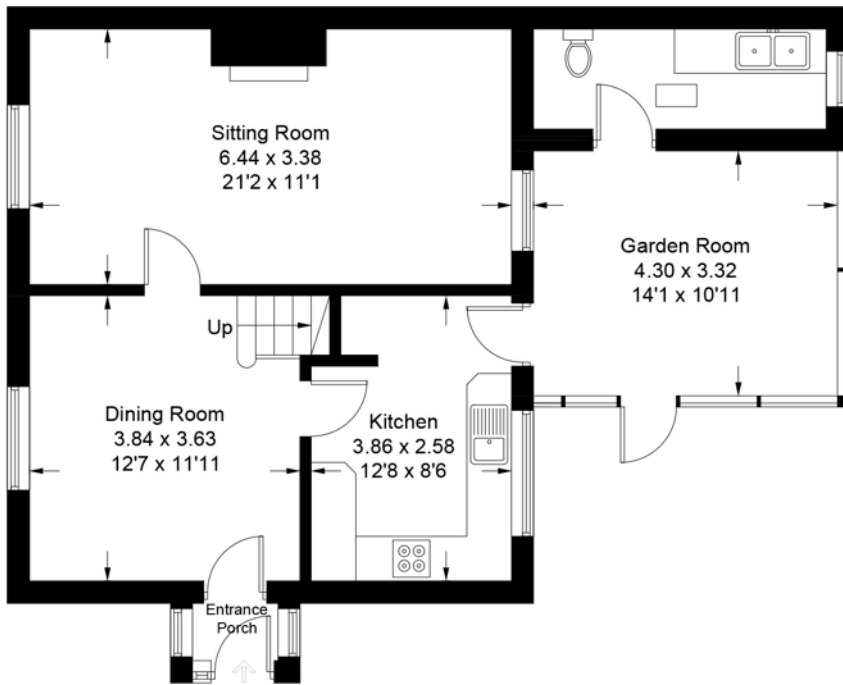
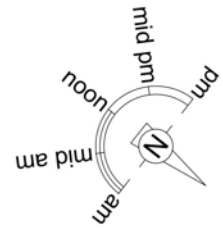
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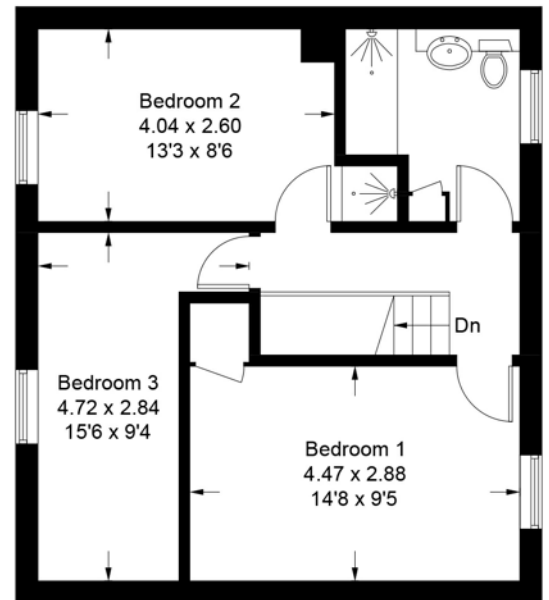
estate agents

Spring Cottage, Wrayton, LA6 2QU

Approximate Gross Internal Area = 119.7 sq m / 1288 sq ft



Ground Floor IN



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970230)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	60	74
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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