

## I CROOKENDEN ROW

£385,000

Low Wood, Casterton, The Yorkshire Dales, LA6 2FU

**Sweet as a nut - within a select development and with views across to the fells, an end terrace stone built cottage, set in a row of four properties.**

Stylish, contemporary and beautifully presented, the accommodation is set over three floors with entrance hall, two double bedrooms (one with en suite), bathroom, sitting room and dining kitchen. Low maintenance landscaped gardens with flagged seating to the front, one private parking space and visitor parking.

**Currently used as a holiday let, I Crookenden Row is ready to move into and will appeal to those looking for a weekend sanctuary, a holiday let or for those who wish to embrace and appreciate the benefits of a village setting.**







Welcome to **1 CROOKENDEN ROW**

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**Our TOP TEN reasons to love 1 Crookenden Row:**

- 1. Cool, calm and collected** - converted from a former Sedbergh School building in 2020, No. 1 Crookenden Row sits in a row of four individual properties. Stylishly presented and finished with high specification fixtures and fittings, the property is ready to move straight into.
- 2. Spacious accommodation** set over three floors with an approximate gross internal measurement of 1110 sq ft (103.1 sq m).
- 3. BUY THE LOT!** A successful holiday let, the contents are for sale by way of separate negotiation. If you are looking for an investment this is a great way of getting started straight away.
- 4. Sociable living space** - on entering the property there is a large entrance vestibule with stairs up to the first floor. To the first floor there is a spacious sitting room with lovely views across to Casterton church and the fells beyond. The dining kitchen is a fabulous space and perfect for entertaining family and friends with the dining area to one end and the kitchen to the other. Fitted with base and wall units, integral appliances comprise hob, electric oven, fridge and dishwasher.
- 5. Bedrooms and bathrooms** - there are two double bedrooms at 1 Crookenden Row. A spacious principal bedroom is to the second floor with en suite shower room and views across to the Barbon fells. To the ground floor there is a good sized double bedroom with three piece bathroom.
- 6. Great to lock up and leave** - to the front there is a low maintenance outdoor space with small flagged seating terrace with gravel yard. Easy to maintain and plenty of space for planted pots, as well as a table and chairs. In addition there is small stone outhouse - perfect for storing bikes and garden furniture. There is one private parking space within the shared parking area as well as additional spaces for visitors.
- 7. Village life** - just inside the western boundary of the Yorkshire Dales National Park, 1 Crookenden Row sits on the edge of the popular Lune Valley village of Casterton, within walking distance of the shop/garage (for vehicle repairs, fuel and basic provisions), the Church of Holy Trinity, village hall, children's nursery (The Mulberry Bush), school (Sedbergh Preparatory) and popular country pub (The Pheasant Inn).
- 8. Nearby Kirkby Lonsdale**, voted in the Top 10 places to live in the northwest by the Sunday Times. This much sought-after and admired market town provides a good range of local facilities - shops, a bank, schools (St Mary's Primary and Queen Elizabeth Secondary), churches, Post Office, Booths supermarket, doctors' and dentists' surgeries and a great selection of pubs, restaurants and tea shops.
- 9. Further afield** - access onto the M6 is at either J34 or J36 depending on the direction of travel. The A65 is 1.3 miles distant for travelling into Yorkshire and Oxenholme (12.7 miles) and Lancaster (16.5 miles) have stations on the main west coast line with direct trains into London Euston (approx. 2 hours 35 minutes). For air travel, Leeds Bradford Airport is 53 miles with Manchester Airport 82 miles and Liverpool Airport 87.6 miles distant.
- 10. Great access to the great outdoors** - situated within the Yorkshire Dales and close to the Lake District National Park and the Forest of Bowland AONB, the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. If you fancy a coastal walk, the Arnsdale and Silverdale AONB and Morecambe Bay are not too far away, or take a stroll along the traffic free promenade at Grange-over-Sands.





## You'll need to know...

- Mains electric, gas and drainage and metered water
- Gas central heating with combi-boiler
- B4RN Broadband connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website [b4rn.org.uk](http://b4rn.org.uk)
- The property is not currently banded for Council Tax purposes - further information is available from Westmorland and Furness Council
- Carpets, curtains, curtain poles, blinds, some light fittings and integral kitchen appliances are included in the sale
- A management Company is in place for the upkeep of the communal areas, parking area and external lighting with an annual service charge payable. Please ask the agent for further details.

**To find the property** - from Kirkby Lonsdale on the A65 take the A683 signposted Casterton. On entering Casterton, proceed past the church on the right, take the second turning on the left.

Designated parking for one car is on the left in the shared parking area. From the parking area, No.1 is the first property on the right in the row of properties in front of you.

*/// what3words reference: canoe.surfacing.hurricane*

### **Money Laundering**

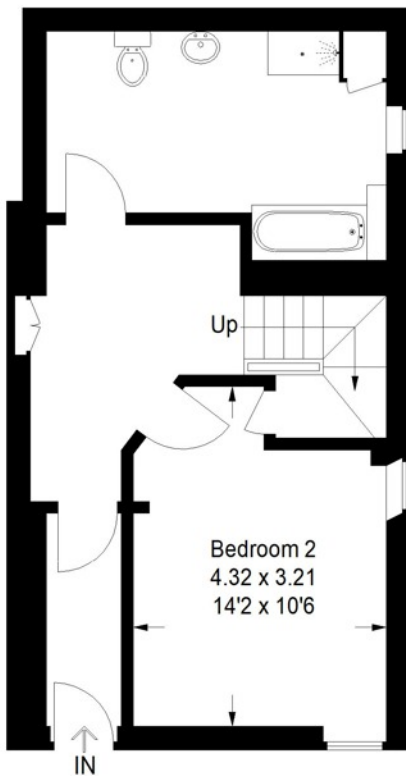
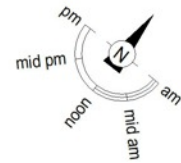
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.



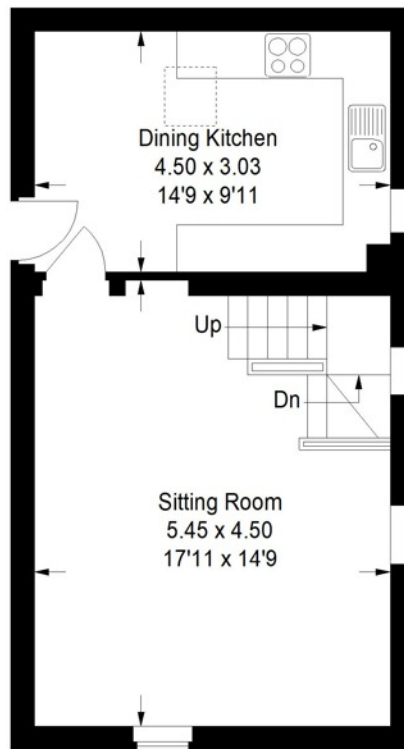


## 1 Crookenden Row, Casterton, LA6 2FU

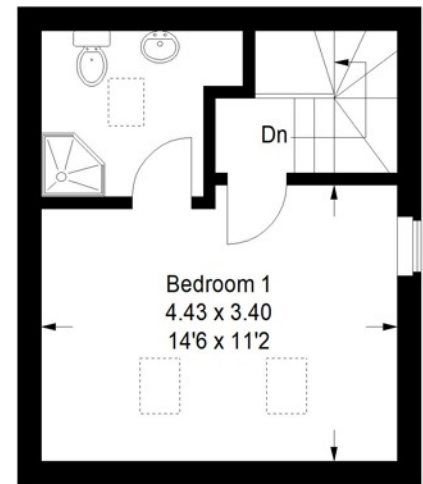
Approximate Gross Internal Area  
 103.1 sq m / 1110 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansUsketch.com © 2023 (ID 993220)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(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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