

## 4 MARMADUKE COTTAGES

OIEO £395,000

Tunstall, LA6 2RP

**With the appearance of a traditional period property, but in fact only built in the late 1990's, a detached stone built property with some splendid far reaching views.**

Light, bright, spacious and recently decorated accommodation with a lovely sociable flow offering a sitting room with double doors into the dining room, which is partly open to the fitted kitchen and a cloakroom. Two double bedrooms as well as two singles, all enjoying open views and a house bathroom. Front and rear gardens, single garage and two private parking spaces.

**Central to this popular Lune Valley village and situated within a small select development of six properties with excellent transport links, it is ideal as a family home or for a couple, either professional or retired.**





## Welcome to **4 MARMADUKE COTTAGES** OIEO £395,000

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### Here's our TOP TEN reasons to love 4 Marmaduke Cottages:

- 1. In the heart of the popular Lune Valley village** - a modern detached property, built in 1996, being one of six in this select development and with only two owners.
- 2. Embrace the space** - with an approximate internal area of 1066 sq ft (99.0 sq m) set over two floors with a sociable flow of rooms.
- 3. Recently decorated throughout** with new carpets fitted on the first floor and the oak floors sanded and re-varnished on the ground floor; just bring your furniture and start living.
- 4. Light filled rooms and some splendid far reaching views** from the first floor across open countryside to the west and over rooftops to the fells in the east.
- 5. Come on in...**from the rear, walk into the entrance hall with wall panelling to dado height, off which is a two piece **cloakroom** with plumbing for a washing machine. The **sitting room** has an electric stove set on a stone hearth and a lovely bay window, access to the front garden and a useful understairs storage cupboard. Double doors open up to the **dining room**, which is partly open to the kitchen. The **kitchen** is fitted with base and wall units, there's space for an undercounter refrigerator and dishwasher and an attractive outlook from the sink unit across the rear garden.
- 6. Sweet dreams** - off the landing there are **four bedrooms**; two good doubles and two singles. Bedroom 1 has a built-in double wardrobe and enjoys lovely far reaching views towards Ingleborough.
- 7. Modern house bathroom** with a three piece white suite, under floor heating and heated towel rail. Off the landing there is also an **airing cupboard** with hot water cylinder.
- 8. Garaging and parking** - a single garage set in a row of five with an up and over door, power and light is situated within the adjacent parking area with two private parking spaces.
- 9. Outside living** - accessed via the attractive shared courtyard with feature stone sundial, the east facing garden has a low stone wall boundary with wrought iron railings and gate. A central flagged path with a level lawn and a mature planted bed with box hedge either side leads to the rear entrance. There is side access to the front garden, being west facing with level lawn, planted borders and stone wall and beech border.
- 10. Income potential** - the property has been successfully let over a number of years and would be ideal as an investment opportunity but equally will appeal to a couple or family seeking a village life.

### Room for one more....

- 11. Enjoying great accessibility** to open countryside in the Yorkshire Dales, the Lakes, and the Forest of Bowland AONB as well excellent links to the road and rail network. For more information on the surrounding area, please turn to page 5.







## A sought-after Lune Valley village

**Tunstall** is a wonderful place to call home. There's no wonder, as this small village packs a punch - lying in the heart of the scenically renowned Lune Valley, it has a church, village hall and tennis court and a popular 'foodie' pub The Lunesdale Arms. A series of footpaths ensures that many lovely walks, runs or cycle rides are available from the front door.

The Lune Valley lies between the National Parks of the Lakes and Dales; every bit as desirable and beautiful it encapsulates a series of villages framed by undulating hills offering thriving country life, local communities and village living.

The attractive market town of **Kirkby Lonsdale** (3 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, churches, weekly market, Boots chemist and a well-regarded Booths supermarket. There is also a range of commercial businesses represented in the town as well as an opticians, dentists' and doctors' surgery.

The nearest city is **Lancaster** (13.2 miles along the A683) with comprehensive amenities including the Royal Lancaster Infirmary, the University and Morecambe and Lancaster College.

The historic market town of Kendal (16.9 miles) also offers a wide selection of facilities.

As far as **schools** are concerned there are primary schools at Kirkby Lonsdale, Melling and Leck. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Independent schools are at Sedbergh (with the Preparatory School at Casterton) and Giggleswick.

For those keen on outdoor pursuits, could there be a better placed village? The glorious countryside of the **Lune Valley**, the **Yorkshire** and **Lake District** National Parks and the **Forest of Bowland** is on your doorstep. The perfect natural playground for walkers, climbers, cavers, potholers, cyclists, horse riders, wild swimmers and sailors, and if you fancy a walk by the sea, the **Arnsdale and Silverdale AONB** and **Morecambe Bay** are not too far away.

### Planes, trains and automobiles...

**Hop in the car** - Tunstall is located on the A683, providing good road links. The A65 for travelling east is 2.9 miles distant and J34 of the M6 is 10.6 miles distant.

**Let the train take the strain** - Lancaster station is on the main west coast line with direct trains to London Euston, Glasgow, Edinburgh and Manchester Airport and at Wennington (3.6 miles), there's a station on the Leeds to Morecambe line.

**... and for jetting off** - airports are at Leeds Bradford (51.4 miles), Manchester (72.3 miles) and Liverpool (79.1 miles).

**To find the property** - from J36 head east on the A65 towards Kirkby Lonsdale. After passing Kirkby Lonsdale, turn right onto the A683 signposted Lancaster. Travel through the village of Burrow and into Tunstall. In the centre of the village, turn left onto Church Lane and then turn immediately right. There are two designated parking spaces for the property - one in front of the garage, which is the fourth on the left and a second which is opposite the fourth garage on the right.

*///what3words reference: swerving.agency.list will take you to the rear of the property*

## Services and specifications

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- Mains electricity
- Mains metered water
- Private drainage to a sewage treatment plant shared with five other properties and located in a neighbour's boundaries
- Rointe Kyros electric wall heaters (apart from one in the entrance hall) recently fitted with hot water heated by Economy 7 and immersion heater
- Underfloor heating in the bathroom
- uPVC double glazed windows
- Composite front door fitted 2022
- 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). This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- Satellite TV dish included
- Security alarm
- External cold water tap
- No onward chain





## The finer details

### Council Tax

4 Marmaduke Cottages is banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local and Planning Authority

Lancaster City Council, Town Hall, Lancaster, LA1 1QR.  
T: 01524 582000 W: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)

### Please note

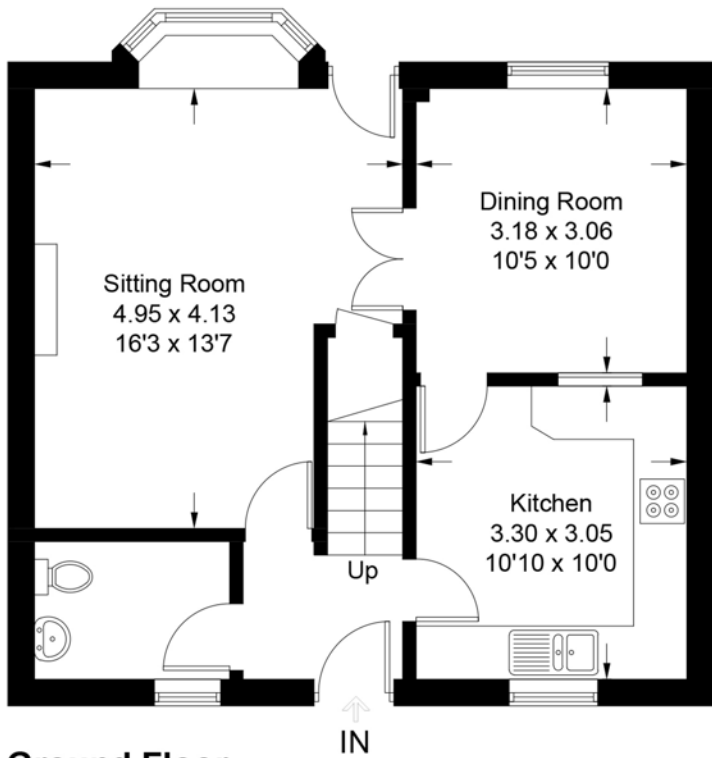
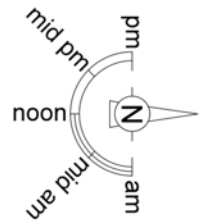
- Fitted carpets, curtains and blinds, curtain poles and light fittings are included in the sale
- The electric oven (fitted February 2023) is available by separate negotiation
- Annual service charge of £1150 payable for the maintenance and upkeep of the shared sewage treatment plant, which is serviced biannually
- The parking area was resurfaced in 2023

### Money Laundering

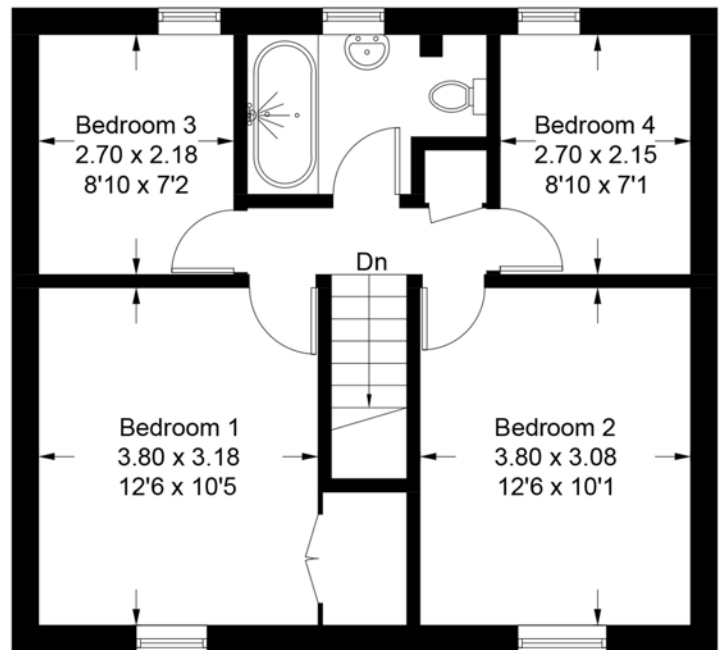
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

## 4 Marmaduke Cottages, Tunstall, LA6 2RP

Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1026275)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(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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