

## THE CRAGG

£2,350,000

High Casterton, The Yorkshire Dales, LA6 2SF

**A prime location - occupying an elevated and private hamlet setting, enjoying splendid far reaching views and generous gardens, The Cragg is a substantial detached property offering spacious split level accommodation with planning consent to extend and enhance further.**

Currently five bedrooms, four/bath shower rooms, three reception rooms, living dining kitchen, ancillaries and a self contained apartment, consent has been granted for some internal alterations and two single story extensions to the rear to provide a larger living/dining kitchen, an outdoor kitchen, space for sitting and dining, room with hot tub, shower and changing facilities in addition to contemporary landscaped gardens, perfect for entertaining and indoor/outdoor living. A triple garage, arrival area and excellent parking, as well as well-established and mature gardens with large pond and kitchen garden complete the picture. In all 2.34 acres (0.95 hectares).

**An impressive family home in an eminently accessible Lune Valley location.**







## Welcome to **THE CRAGG**

**£2,350,000**

### High Casterton, The Yorkshire Dales, LA6 2SF

Generally regarded as one of the most desirable hamlets in the Lune Valley, High Casterton brings a range of houses of differing architectural styles and periods each occupying spacious, private gardens. Well deserving of its reputation; it's a **rather special place to live.**

Nearby **Casterton** has a fuel station and garage with a small shop for basic provisions along with The Pheasant, a popular country pub, children's nursery (The Mulberry Bush), school (Sedbergh Preparatory), the Church of Holy Trinity and village hall.

The attractive village of **Barbon** (2.4 miles) has a village hall, a shop and café (The Churchmouse at Barbon), The Barbon Inn, a popular country pub, and St Bartholomew's Church.

The beauty of this location is the accessibility to **Kirkby Lonsdale** (2.1 miles) which offers an abundance of independent shops, popular restaurants and pubs, a bank and a post office, churches, doctors' and dentists' surgeries, opticians, Boots Chemist and a well-regarded Booths supermarket. If you don't know Kirkby Lonsdale, this popular Cumbrian market town was voted in the best top ten places to live in the North West on a number of occasions.

The Lakeland market town of **Kendal** (14.7 miles) and the Georgian city of **Lancaster** (17.8 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

If you are relocating with children then you have a **great selection of schools** to consider. There are primary schools in Kirkby Lonsdale, Leck and Sedbergh. Secondary schools can be found in Kirkby Lonsdale (Queen Elizabeth), Milnthorpe (Dallam) and Lancaster. There are also girls' and boys' grammar schools in Lancaster. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed hamlet? The **glorious unspoiled countryside** of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland is **all on your doorstep.** The perfect playground for walkers, climbers, cavers, potholers, golfers, cyclists, and sailors, and if you fancy a walk by the sea, the Arnsdale and Silverdale Areas Of Outstanding Natural Beauty (AONBs) and Morecambe Bay are close by.

#### **Planes, trains and automobiles...**

**Hop in the car** - access to the M6 is at J36 (7.4 miles) and for travelling east/west, the A65 is a distance of 1.4 miles.

**Let the train take the strain** - the nearest station, on the west coast main line is at Oxenholme (11.4 miles) or Lancaster (17.7 miles) with direct trains to London Euston (approximate journey time is 2.5 hours from Lancaster). Historic Camforth Train Station (12.5 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

**For jetting off** - Leeds Bradford Airport is 50.8 miles distant, Manchester Airport 80.7 miles and Liverpool Airport 88.3 miles.

**To find the property** - from the A65 at Kirkby Lonsdale, take the A683 towards Sedbergh. Proceed into Casterton and turn right immediately after the Casterton Golf Course entrance and continue onto Collier's Lane. At the crossroads, turn right and The Cragg can be found on the left hand side.

*///what3words reference: rainbow.generally.prepared will take you to the gated entrance.*













## An impressive country home in a picturesque hamlet setting

The Cragg is situated in the sought-after hamlet of High Casterton, which lies to the northeast of the popular and award winning market town of Kirkby Lonsdale, within the Lune Valley and the recently extended Yorkshire Dales National Park.

This modern detached property was built in 1998 and sits elevated in a plot measuring c. 2.34 acres (0.95 hectares) and enjoys wonderful open views from all of the rooms.

The well-proportioned and light accommodation is set over two floors with an approximate gross internal area of 7266 sq ft (675 sq m) including the triple garage and first floor apartment.

Planning consent has been granted for internal alterations, as well as the erection of two single storey extensions at the rear to enhance the existing accommodation further.

A contemporary scheme is offered by Cow Architecture based locally in Cartmel, one with plans showing an outdoor kitchen with space for dining and sitting and a room for a hot tub, all having bi-folding doors out to the garden. There is also a room providing changing and shower facilities off. The second will extend the existing living/dining kitchen and reconfigure the layout; the plans show for the creation of a fabulous sociable space with room for sitting, cooking, dining, a pantry, snug and bar.

Details of the consent are noted on page 6 and plans can be viewed on the Yorkshire Dales planning portal or from the agents.

Let us take you on a tour of the accommodation as it stands...from the arrival terrace at the rear, steps lead up to the main entrance; a vestibule leads into an impressive **reception hall** with **sweeping staircase** and **gallery landing**.

The hall itself has a substantial stone fireplace with solid fuel stove, French windows out onto the front terrace. Off the reception hall, double doors lead into an elegant triple aspect **drawing room** with marble fireplace and open fire grate and south facing French windows out to the garden. Also off the reception hall is a dual aspect **study** and **cloakroom**.

The inner hall leads to two splendid **reception rooms** positioned opposite, each with square bays and French windows out to the garden.

The inner hall is open to a sociable and welcoming split-level **kitchen** and **breakfast room**, a great space for family and friends to enjoy. The breakfast room is open-plan with feature corner window incorporating French windows out to the garden. There is also a useful shelved **pantry** and **utility room** with **linen/boiler cupboard** and airing cupboard.

From the kitchen, there is an internal hall with second **cloakroom**.

The oak staircase leads up to the first floor with a large, light filled, dual aspect landing galleried to the reception hall below. French windows lead out to a wooden deck **balcony** from which to enjoy splendid far-reaching views.

The triple aspect **principal bedroom** has French windows out to a private **south-facing balcony**. There is also a **dressing room** and a contemporary four-piece **en suite bathroom**. Off the upper landing there are **four further double bedrooms** (two of which have a connecting door) and **two with en suite shower rooms**. There is also a three piece **house bathroom** with roll top bath.

A second staircase connects to the kitchen.

Connecting the main house to the ancillaries, garage and the first floor apartment is an attractive **glazed entrance** with flagged floor and double opening doors open to both front and rear elevations.

**Boot room** with tiled floor and Belfast sink with shower attachment (for boots and dogs), **garden store** with door out to **dog kennel** and **gardener's WC**. The **triple garage** has electric up and over doors, power, light and a tool store.

An enclosed staircase leads to the **first floor self-contained apartment** (perfect for a dependent relative, teenagers or visiting guests) comprising an open-plan living/dining/kitchen with freestanding units and two Velux windows with far-reaching views towards Leck Fell, a double bedroom and shower room.

A gated **sweeping drive** leads up to the arrival terrace for cars in front of the garage with additional parking provision at a slightly lower level.

**Established and mature well-stocked gardens** surround the house with a terrace to the east, impressive **natural rocky outcrops** and mature trees and planting. A generous level lawn lies to the east with large **pond** and **kitchen garden**, all with the backdrop of splendid open countryside and fells.

Adjacent to the entrance is a second gated area, which has planning permission (subject to Lawful Development Certificate) for a triple garage and garden store. An excellent site for an outbuilding if one were required for amenity purposes (subject to further consent) - an office or gym perhaps?





# Planning consent

- Planning permission has been granted by The Yorkshire Dales National Park for 'internal alterations and erection of two single extensions to rear of property' (Reference S/05/60, dated 26 January 2024). Further details from the agent.
- Planning permission for 'triple garage and garden store' (Reference: 5011497, dated 03/09/2011) granted subject to 'Lawful Development Certificate'.

# Services and specifications

- Mains electric and gas and metered mains water
- Private drainage to a septic tank located within the property's boundaries.
- Gas fired central heating
- A recently fitted solid fuel stove in the reception hall, open fire basket in the drawing room, Jotul gas powered stove in the sitting room and a gas flame effect fire in the dining room
- Gas fired Aga
- Broadband connection available
- Wood double glazed windows (a combination of casement and sash) and external doors
- Monitored alarm, CCTV system and security lighting



CGI of proposed rear elevation



CGI showing proposed rear elevation



CGI showing proposed rear elevation & landscaping





## The finer details

### Council tax

The Cragg is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local Authority

Westmorland and Furness Council

W: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)

### Planning Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Please note

- Included in the sale; carpets, curtain poles, curtains, light fittings, integral white goods and Aga
- Some items of furniture may be available by separate negotiation
- Specifically excluded are the washing machine and tumble drier in the utility room, American fridge/freezer in the kitchen and under counter fridge and freezer in the boot room. Also excluded is the large painting on the staircase.

### 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.



## The Cragg, High Casterton, LA6 2SF

Approximate Gross Internal Area = 675 sq m / 7266 sq ft  
 (Including Garage / Excluding Void)

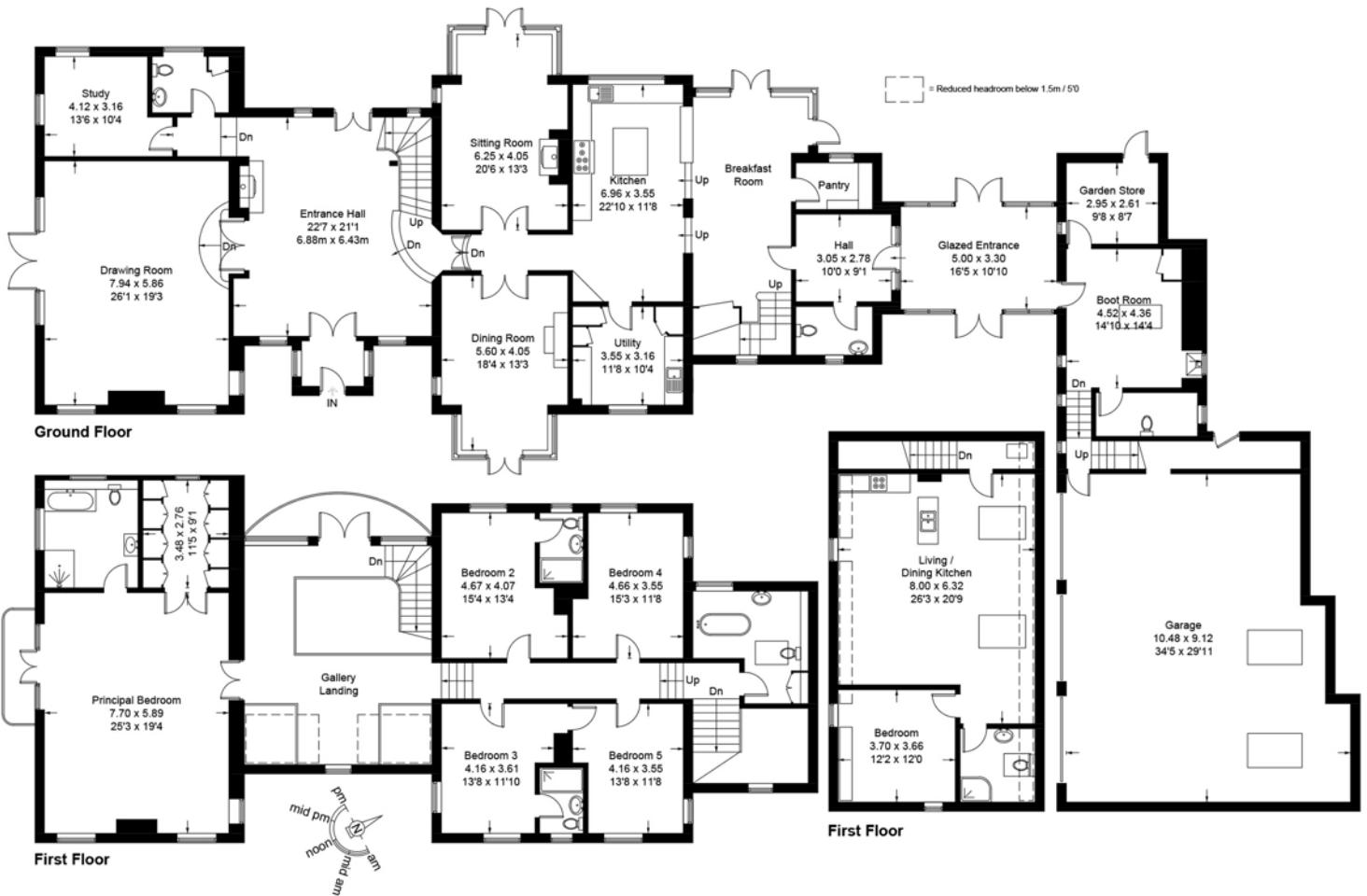
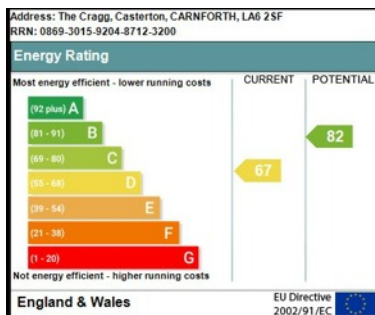


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID849702)



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