

## ELLERBECK COTTAGE

£675,000

Higher Westhouse, The Yorkshire Dales, LA6 3NH

**In a peaceful country setting, a detached cottage with a traditional detached stone and slate barn and delightful informal gardens with lovely open views.**

Sensitively upgraded since the owner's purchase in 2014 the character accommodation offers three double bedrooms, house bathroom, dining kitchen, sitting room, snug/bedroom 4, utility/boot room and cloakroom. Opposite is a substantial detached stone barn, currently used for storage but offers development potential (subject to planning consent). Useful undercroft provides good storage; there's excellent parking provision and informal gardens bordering adjacent fields with Eller Beck meandering through. In all, 1.21 acres (0.49 hectares).

**Available separately or available with Lot 1, Ellerbeck, the neighbouring five bedroom detached former farmhouse and Lot 3, two small paddocks, c. 0.52 acres (0.21 hectares).**





## Welcome to **ELLERBECK COTTAGE**

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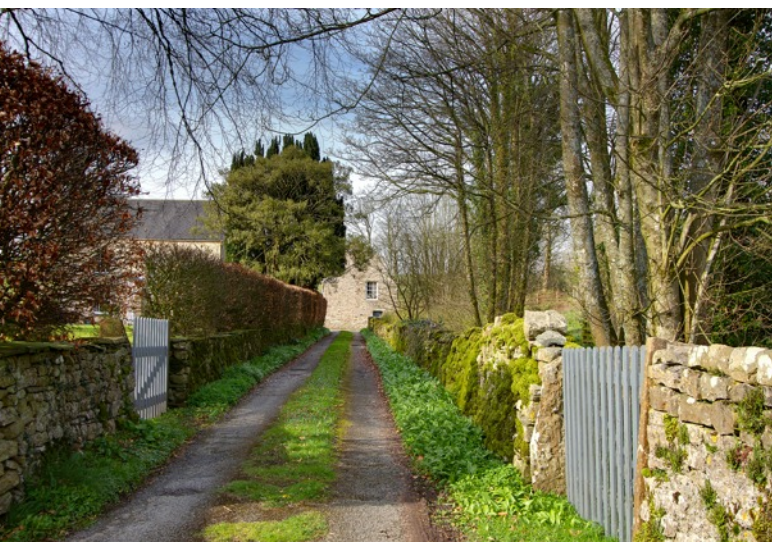
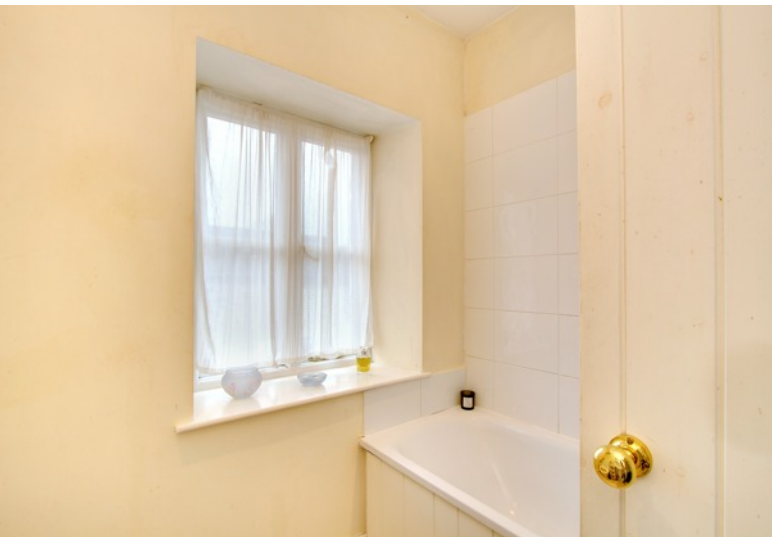
### Here's our **TOP TEN** reasons to love Ellerbeck Cottage:

1. **Tucked away in quiet country setting**, in a generous plot c. 1.21 acres (0.49 hectares) bordering open fields.
2. **Spacious and flexible character accommodation** with a gross internal measurement of c. 1,977 sq ft (183.7 sq m), the property has been upgraded since the current owner's purchase in 2014 and has been let on an Assured Shorthold Tenancy over recent years.
3. **Living accommodation** - the welcoming **dining kitchen** is fitted with base and wall units with an electric oven and hob. Steps lead up to an inner hall off which is a **snug/bedroom 4** and a triple aspect **sitting room**, being open to the apex with French windows leading to external stone steps, woodburning stove set on a slate hearth, ceiling beams, and a built-in cupboard and bookshelves.
4. **Practical utility/boot room** - a front porch leads into this useful space. With sink unit and space for under counter washing machine, there's also a cloakroom and boiler room off.
5. **Bedrooms and bathrooms** - an enclosed staircase leads to the first floor. There are three double bedrooms; bedrooms 1 and 2 are dual aspect and have lovely views. Bedroom 2 is open to the apex. There is also a three piece house bathroom.
6. **Useful undercroft**, c. 28'10 x 18'4 [8.8m x 5.6m] providing excellent storage for bikes, outdoor furniture and children's play and garden equipment. Please take care as the head room is restricted.
7. **Detached stone barn** - opposite the cottage and currently used for general storage but offering development potential (subject to consent), is a stone and slate two storey barn divided into two with an attached lean-to c. 7'9 x 6'6 (2.4 x 2m) with sheeted roof. Main barn c. 37'7 x 18'4 (11.5m x 5.6m) and fuel store c.18'4 x 11'5 (5.6m x 3.5m). The barn is subject to an **Overage Clause**; in the event that planning permission is obtained for any change of use of the barn to residential use, the vendor will be entitled to 30% of the uplift in the value of the barn arising from the development for a period of 25 years from the date of the sale.
8. **Parking** - there is excellent parking provision for a number of cars.
9. **Lovely, informal gardens** are a haven for local wildlife. Bordering open fields there are lawns, seating areas and dingle dell with Eller Beck meandering through the gardens.
10. **Enjoying great accessibility** to open countryside in the Yorkshire Dales, the Lakes, and the Forest of Bowland AONB, as well as excellent links to the road and rail network. For more information on the surrounding area, please turn to page 5.

**Please note:** Ellerbeck Cottage is available separately or with neighbouring Ellerbeck (Lot 1) and/or two paddocks (Lot 3). Please ask the agent of further details.







## Peaceful country setting

Higher Westhouse is well-placed if you love any aspect of outdoor life - the Dales and neighbouring Forest of Bowland AONB as well as The Lake District National Park and the Lune Valley offer something for everyone - walkers, cyclists and cavers, sailors, runners and fishing enthusiasts. The Famous Three Peaks (Ingleborough, Pen-y-ghent and Wherside), White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls are close by.

Great towns, villages and local amenities are nearby - Thornton-on-Lonsdale (1.3 miles), Ingleton (1.6 miles), Burton-in-Lonsdale (3 miles) and the ever-popular Cumbrian town of Kirkby Lonsdale (5 miles). Between them you've everything pretty much covered!

**Thornton-in-Lonsdale** is a small village with an active community, St Oswald's Church and the popular Marton Arms.

**Ingleton** is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Co-op and an Asda Express/petrol station.

**Burton-in-Lonsdale** has a local pub (The Punchbowl), a community run shop and post office, All Saints Church and a village hall, sports pavilion and field.

**Kirkby Lonsdale** offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, churches doctors' and dentists' surgeries, an optician, Boots Chemist and a well-regarded Booths supermarket.

There's also a number of excellent independent retailers in the area including The Courtyard Dairy (a speciality cheese shop), Growing with Grace (an organic farm shop), Seasons Bakery (try their award winning sourdough!) and Country Harvest (a one stop shop for its deli, gifts, clothes and cafe).

**Further afield**, Kendal (18.2 miles) and Lancaster (19.2 miles) provide a more comprehensive range of educational, commercial and recreational facilities.

**Putting education first** - there are primary schools in Ingleton, Leck and Kirkby Lonsdale with secondary schools in Kirkby Lonsdale and Settle. Lancaster is home to the Boys' and Girls' grammar schools and independent schools are at Sedburgh (with the Preparatory School in Casterton) and Giggleswick.

### Travelling from A-B

**By car** - situated just off the A65, Ellerbeck Cottage is highly accessible for travelling east/west. Access to the M6 is at Junctions J34, 35 or 36 depending on the direction of travel.

**By train** - Lancaster has a station on the West Coast mainline so you've good access to London Euston. High Bentham (4.9 miles) has a station with services running between Leeds, Skipton, Lancaster and Morecambe.

**By air** - Manchester Airport (83.9 miles), Liverpool Airport (90.8 miles), with Leeds Bradford Airport (46.7 miles) being the closest airport for jetting off.

**To find the property** - from Kirkby Lonsdale, head east on the A65 towards Ingleton and turn first left after the garden centre, signposted Higher Westhouse. Continue and take the third turning on the left, immediately after the white cottage and proceed to the end. The cottage is at the end of the drive on the right.

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## Services and specifications

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- Mains electricity
- Private drainage shared with neighbouring Ellerbeck
- Metered mains water
- Air source heat pump with woodburner in the sitting room
- B4RN Broadband is 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 news if you are looking to work from home and has made such a difference locally and equally so before then for all those looking to work some or all of the time from home and strike their perfect work/life balance
- A combination of double and single glazed windows
- Boarded internal doors





## The finer details

### Council Tax

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

### Local Authority

North Yorkshire Council

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

### Planning Authority

The Yorkshire Dales National Park Authority

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

### Please note

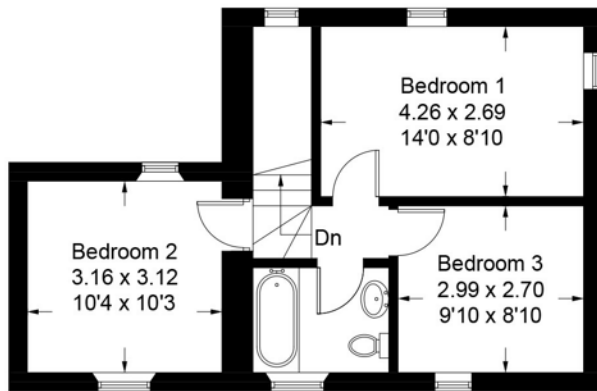
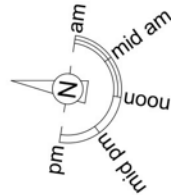
- The carpets, curtains and blinds are included in the sale as is the American style fridge/freezer
- If Ellerbeck and Ellerbeck Cottage are sold separately, a right of way will be granted in favour of Ellerbeck across the access to Ellerbeck Cottage
- If the paddocks are sold separately to either Ellerbeck and Ellerbeck Cottage, a right of way will be granted to the access gate to the paddocks across the access to Ellerbeck Cottage.

### Money Laundering

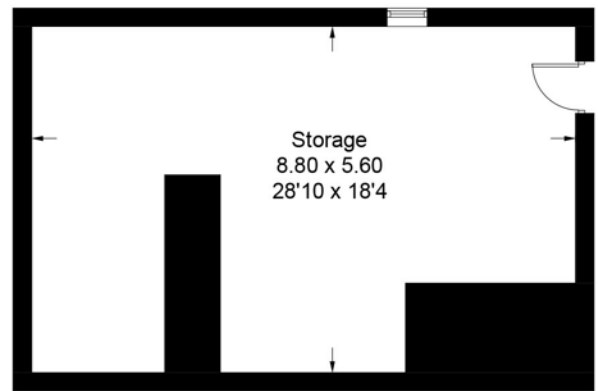
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

# Ellerbeck Cottage, Higher Westhouse, LA6 3NH

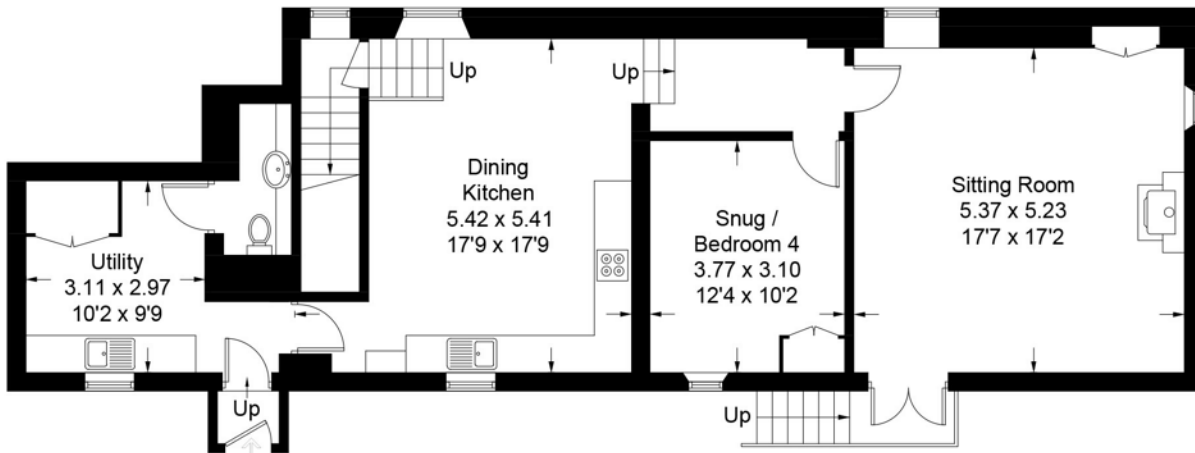
Approximate Gross Internal Area = 183.7 sq m / 1977 sq ft



First Floor



Undercroft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1048459)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(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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