

WOODSIDE

£675,000

Casterton, The Yorkshire Dales, LA6 2RX

Cool, calm and collected, this stylish family home will not fail to impress.

Light filled rooms, splendid views, beautifully presented and spacious, Woodside has been refurbished and extended since the current owners' purchase and now offers a stylish and modern family home. Sitting room, kitchen, large conservatory, hall, utility/laundry room, cloakroom, principal en suite bedroom, two further doubles and a fourth large single bedroom, currently used as a study/office. Detached double garage, excellent parking provision and generous private gardens with lawns, flagged and decked seating terraces, greenhouse vegetable beds, two summerhouses, one with home office.

Situated in the popular and sought-after Lune Valley village of Casterton, this is single storey living at its best!





Welcome to **WOODSIDE**

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Here's our **TOP TEN** reasons to love **Woodside**:

- 1. Stylishly presented and instantly welcoming** - Woodside has been the family home of the current owners since 2010. Well-planned and built with great attention to detail and modern quality appointments, the property has been completely refurbished, including a replacement conservatory in 2012 and extended in 2017 with the addition of an en suite bedroom and entrance hall with utility/laundry room.
- 2. Light filled rooms and splendid views** - large picture windows allow natural light to flood in; they also frame the wonderful northerly views across to Casterton Church and the Casterton and Barbon Fells and westerly views across the garden.
- 3. Spacious living accommodation** - come on in to the entrance hall with full height window and two Velux skylights, off which is a two piece cloakroom. The kitchen is fitted with base and wall units with wood block worktops, integral appliances including induction hob, electric oven and grill, undercounter fridge, freezer and dishwasher. Glazed doors lead into the large conservatory overlooking the garden and sliding doors onto the terrace. The good-sized sitting room has space for a dining table too, and also has glazed sliding doors out to the westerly terrace.
- 4. Sweet dreams** with four bedrooms; the spacious triple aspect principal bedroom has a large picture window and an en suite shower room. There are two further doubles and a large single - all have either built-in or fitted wardrobes. Bedroom 4 is currently used as an office and has built-in cupboard with bookshelves above. There is also a three piece house bathroom.
- 5. Practical utility/laundry room** - double doors lead from the entrance hall into this useful room with sink unit, plumbing for a washing machine and space for a tumble dryer. A picture window provides wonderful views across rooftops towards the fells and the church.
- 6. Work from home?** There are two summerhouses situated in an elevated position within the garden: one is used as a home office and is fully insulated with double glazing, power and light. The second is partially insulated and has power and light.
- 7. Generous private gardens, 0.32 acres** - gardens surround the property on three sides with manicured gently sloping lawn, paths of plum slate chippings, seating areas including decked and flagged terraces, well-stocked borders, terraced planted beds, apple tree, mature shrubs and trees and a rose covered arch leading to a greenhouse and raised vegetable beds. There is also a timber garden shed and from the top of the garden there are lovely westerly views across open countryside.
- 8. Garage and parking** - there is excellent parking provision for visiting family and friends, as well as a detached double garage with power, light and electric up and over door.
- 9. A winning location** - set back off the road in this ever-popular and conveniently placed village within the Lune Valley, close to Kirkby Lonsdale and road and rail links.
- 10. It's a great base for exploring** the Lakes and Dales National Parks and both the Forest of Bowland and Amside and Silverdale Areas of Outstanding Natural Beauty. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







An attractive and popular village with a network of facilities near by

Just inside the western edge of the Yorkshire Dales National Park, Woodside sits right at the heart 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).

Nearby **Barbon** has a village hall, a shop and cafe (The Churchmouse at Barbon) which hosts a locally renowned Friday night bistro, The Barbon Inn, a popular country pub and St Bartholomew's Church.

On the doorstep of Casterton is the attractive and award winning Cumbrian market town of **Kirkby Lonsdale** (2.2 miles) which offers an abundance of independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket.

The Yorkshire Dales market town **Sedbergh** (9.3 miles) offers a good range of local amenities and with its cobbled streets, the scenic village of **Dent** (14.6 miles) has a general store with outreach post office, an art gallery, a selection of tea shops, a church and two pubs.

If you're seeking bright lights then the market town of **Kendal** (14.9 miles) and the city of **Lancaster** (17.6 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary **schools** in Kirkby Lonsdale and Sedbergh. Independent schools are at Sedbergh, Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed village? 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, cyclists and sailors, and if you fancy a walk by the sea, the **Arnsdale and Silverdale AONB** and **Morecambe Bay** are close by.

If you like a round of golf then there are courses at Casterton, Kirkby Lonsdale, Sedbergh, Kendal and Giggleswick.

Planes, trains and automobiles...

Hop in the car - access to the M6 is either at J36 (7.2 miles) or J35 (9 miles) depending on the direction of travel. For travelling east/west, the A65 is 1.2 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (11.9 miles) or Lancaster (22.5) with direct trains to London Euston (approximately journey time is 2.5 hours from Lancaster). Historic Camforth Train Station (12.4 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Manchester Airport is 80.7 miles distant, Liverpool Airport 78.3 miles and Leeds Bradford 51.4 miles.

To find the property - from Kirkby Lonsdale on the A65, head northeast on the A683 signposted Casterton. On entering Casterton, proceed past the Town End Garage on the right hand side and after passing The Pheasant on the left, Woodside is the first driveway on the left.

/// *what3words* reference: *untruth.hothouse.pools*



Services and specifications

- Mains electricity, gas and drainage
- Metered mains water
- Gas central heating
- Option for immersion heater for en suite shower room
- 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**. 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.
- uPVC double glazed windows and doors
- Oak floor in the sitting room, inner hall and conservatory
- Limestone tiled floor in the entrance hall
- External lighting and power points
- External wiring for an electric car charger





The finer details

Council tax

Woodside is currently banded E 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

Planning Authority

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

W: www.yorkshiredales.org.uk

Please note

Restrictive covenants apply, please ask the agents for further details.

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.

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Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft

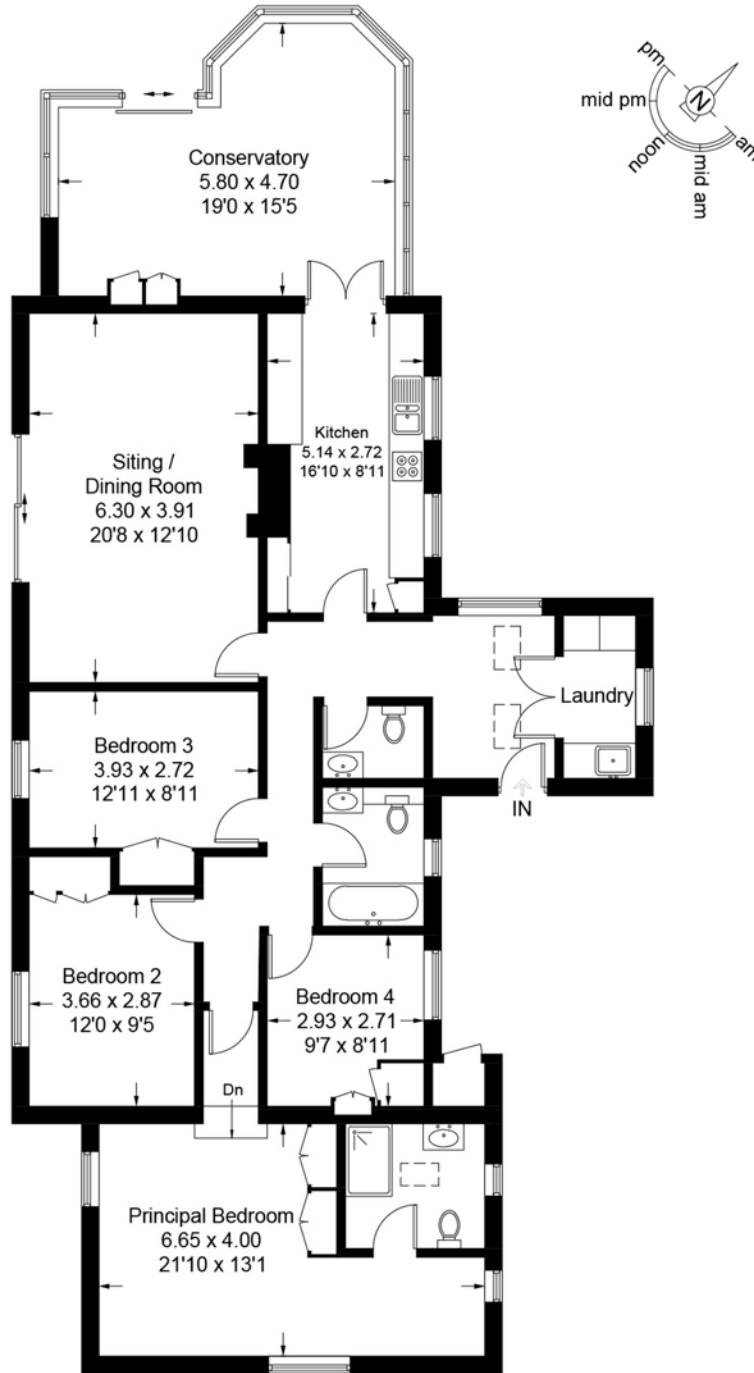


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1014790)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		84
B (81-91)			
C (69-80)		73	
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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