

BEECH COTTAGE

£535,000

Laitha Lane, High Casterton, LA6 2SD

Situated in a quiet laneside hamlet setting, a delightful stone cottage enjoying some lovely countryside views.

Well-proportioned accommodation with sitting room open to garden room, separate dining room, dining kitchen, laundry room/cloakroom, entrance hall, two good double bedrooms, a third large single and a house bathroom. Attractive south facing gardens to the front with lawns, seating terraces, well-stocked borders, a pond and two timber sheds. There is private parking to the front for one car and additional parking for two at the rear.

A prime residential area, within walking distance of Kirkby Lonsdale as well as enjoying great accessibility to open countryside in the Lune Valley and Yorkshire Dales.





Welcome to **BEECH COTTAGE**

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Here's our TOP TEN reasons to love Beech Cottage:

- 1. A prime location** - situated in a quiet laneside setting in the picturesque hamlet of High Casterton and within the Yorkshire Dales National Park and in easy reach of the award winning market town of Kirkby Lonsdale.
- 2. A charming double fronted stone cottage** with well-proportioned accommodation set over two floors and an approximate gross internal measurement of 1378 sq ft (128 sq ft).
- 3. Lovely countryside views** with a southerly outlook from the bedrooms and garden and an easterly vista towards the fells also from the garden.
- 4. Two reception rooms** - off the entrance hall with slate floor and understairs storage is an 'L' shaped sitting room and garden room; the cosy sitting room has a slate hearth with multi-fuel stove and the garden room, a lovely light and bright space, has glazed sliding doors out to the seating terrace. There is also a separate dining room overlooking the garden.
- 5. Good sized dining kitchen** being dual aspect overlooking the courtyard to the rear and comprehensively fitted with a range of base and wall units and integral appliances including a slimline dishwasher, freezer, larder fridge, electric hob, oven and grill. A door provides access to the garden.
- 6. Useful laundry/cloakroom** with a two piece suite and space for a washing machine/tumble drier. Behind the washing machine and tumble drier, is a shower connection with electrics and plumbing.
- 7. Sweet dreams** - from the hall, a full return staircase leads to the first floor landing off which are three bedrooms, two doubles and a large single. Bedroom 1 has a range of fitted furniture, built in wardrobes to one wall and a linen cupboard. Bedroom 2 has a built in wardrobe and bedroom 3 is open to the apex with a skylight window and undereaves storage. Bedrooms 1 and 2 enjoy a splendid outlook across the gardens to open countryside. A four piece house bathroom completes the picture.
- 8. South facing gardens** - delightful gardens with level lawns, seating terraces, one with low semi-circular stone wall, well-stocked borders, lavender border, mature shrubs, a pond and two timber sheds, one with a power supply. Steps lead down to the parking space to the front with elevated planted garden area to the side.
- 9. Private parking** - with a parking space for one to the front of the cottage and additional parking for two at the rear.
- 10. Enjoying great accessibility** to the glorious 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.







A prime residential area

Regarded as one of the most desirable hamlets in the Lune Valley, High Casterton has a range of houses of differing architectural styles and periods. Also now within the Yorkshire Dales National Park, it is well deserving of its reputation.

The neighbouring village of **Casterton**, is within walking distance and offers a 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).

On the doorstep and also within walking distance is the attractive and popular market town of **Kirkby Lonsdale** (1.8 miles) which offers an abundance of independent shops, popular restaurants and pubs, a post office, bank, churches, an opticians, doctor's and dentist's surgeries, Boots Chemist and a branch of the well-regarded Booths Supermarket.

Nearby **Barbon** (2.8 miles) has a village hall, a shop and cafe (The Churchmouse at Barbon), The Barbon Inn, a popular country pub and St Bartholomew's Church.

If you're seeking bright lights then the market town of **Kendal** (14.7 miles) and the city of **Lancaster** (16.8 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

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

For those keen on outdoor pursuits, could there be a better place to live? The glorious unspoiled countryside of the **Yorkshire Dales** and **Lake District** National Parks, the **Lune Valley** and **Forest of Bowland** is 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.

Planes, trains and automobiles...

Hop in the car - access to the M6 is either at J36 (7 miles) or J34 (14.2 miles) depending on the direction of travel. For travelling east/west, the A65 is 0.7 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (11.7 miles) or Lancaster (17.1 miles) with direct trains to London Euston, Glasgow and Edinburgh. Historic Carnforth Train Station (12 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Leeds Bradford 50.8 miles. Manchester Airport is 81.7 miles distant and Liverpool Airport 87.3 miles.

To find the property - travelling east from Kirkby Lonsdale take the A65 and after half a mile, turn left onto Chapel House Lane. Proceed up the lane and into the hamlet; Beech Cottage is the second property on the left. There is a parking space to the front of the property with further parking available off the Laitha Lane entrance to the rear.

///what3wordsreference:

alternate.protests.squirted will take you to the entrance off Laitha Lane.

coaster.whizzing.resolve will bring you to the Chapel House Lane entrance

Services and specifications

- Main electricity and water
- Drainage to a septic tank shared with neighbouring Norwood House and Norwood Cottage and located within the boundaries of Norwood House
- Oil fired central heating with multi-fuel stove in the sitting room
- B4RN is into the the property but not currently connected
- Double glazed windows set in uPVC frames
- Slate floor in the kitchen, entrance hall and cloakroom





The finer details

Council tax

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

Local Authority

Westmorland and Furness Council

T: 0300 373 3300 W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

T: 0300 456 0030 W: www.yorkshiredales.org.uk

Please note

- All fitted carpets, curtain poles, light fittings and integral white goods are included in the sale
- The and tumble drier is specifically excluded
- Garden furniture, pots and troughs are available separately
- Neighbouring Norwood House has a pedestrian right of way with Norwoord Cottage having both a vehicular and pedestrian right of way across the courtyard to the rear.

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.

Beech Cottage, High Casterton, LA6 2SD

Approximate Gross Internal Area = 128 sq m / 1378 sq ft

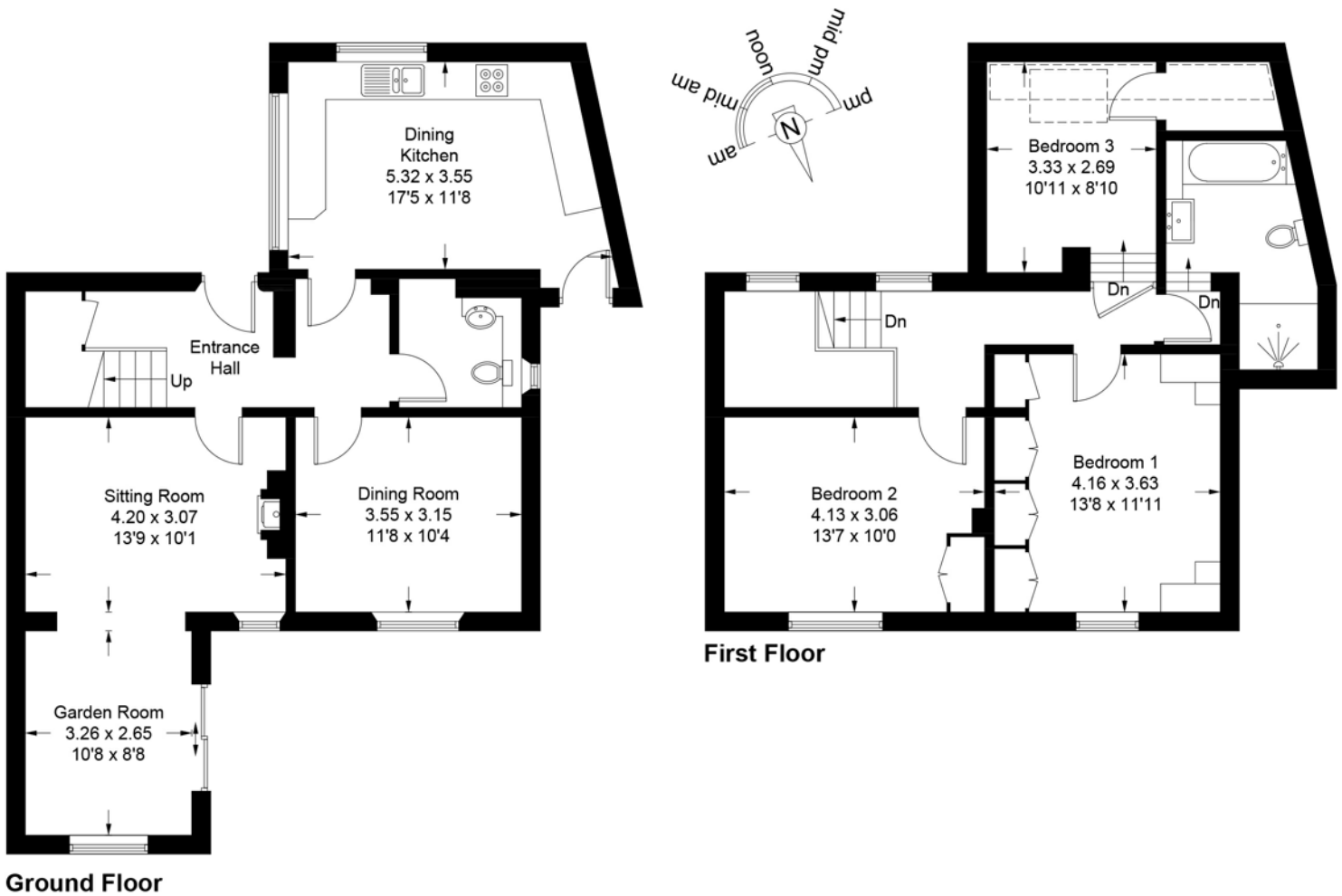


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1068786)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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