

STONEGARTH

OIRO £795,000

Tunstall, LA6 2QP

In a village setting with splendid open countryside views towards the fells beyond and beautiful well kept gardens, a link detached stone and slate property.

Well-proportioned accommodation with sitting room, study/home office, dining kitchen with Aga and walk-in pantry, cloakroom, integral garage with utility/laundry area, principal bedroom with en suite and dressing area, three further doubles and a fifth single/snug. Immaculately manicured gardens with lawns, deep planted borders, trees, shrubs, seating areas, flagged terrace, vegetable garden, greenhouse, potting shed and garden shed.

Within the heart of the Lune Valley, this is one not to miss.





Welcome to **STONEGARTH**

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With delightful gardens, wonderful views, a desirable edge of village setting and spacious accommodation, there's so much to love about Stonegarth. Here are our TOP TEN highlights...

1. **Splendid far reaching views** to the rear across the gardens to open fields and the fells beyond.
2. **Location, location, location** - situated in this sought-after and highly accessible village within the scenic Lune Valley.
3. **Spacious, flexible and well-presented accommodation** - this link detached stone and slate property is set over two floors with a gross internal measurement of c. 2327 sq ft (216.2 sq m) including the garage.
4. **Making an entrance** - come on in to the entrance porch with tall windows and exposed stonework. The galleried entrance hall, being part double height, has a tall window with seat, elevated storage and a two piece cloakroom.
5. **Living space** - the dual aspect sitting room has a multi fuel stove set on a slate hearth with York stone fire surround. There is also a study/home office.
6. **Welcoming dining kitchen with Aga** - the kitchen is positioned at the rear and takes advantage of the lovely views; it is comprehensively fitted with base and wall units with granite worktops, twin pot sinks and integral appliances including a two oven blue Aga, separate electric oven, two plate electric hob and dishwasher. There is also a very useful walk-in shelved pantry. Linking the garage to the kitchen is a rear vestibule.
7. **Sweet dreams** - the attractive gallery landing leads to five bedrooms. Off the main landing is the dual aspect principal bedroom having a dressing area with a range of fitted wardrobes and a well-appointed three piece en suite wet room, two further doubles, both enjoying the lovely open northerly views, a three piece bathroom and a linen cupboard. A lower landing leads to two further bedrooms, a double and a single, both open to the apex with large skylights and excellent undereaves storage.
8. **Garaging and parking** - an electric gated entrance leads to a gravel driveway providing parking for a number of vehicles. The integral **garage** has power, light and an electric roller door. There is also practical **utility/laundry area** with sink unit and space for a washing machine and tumble drier.
9. **Outdoor living** with beautifully manicured gardens to three sides and several distinct areas, lovingly created over the last 17 years since the current owners' purchase. To the south, there are lawns with mature trees, shrubs and planted beds. To the west, a lawn, wooden arbour, deep borders and a rose and clematis covered pergola. There is a lovely wisteria adorning the western elevation. To the northwest, a gravel seating terrace and a wrought-iron arch leading into the 'working garden' with Alton octagonal greenhouse, timber shed, potting shed, vegetable beds and planted borders. To the north, and adjoining a stone wall boundary with fabulous open views, a large lawn with deep planted borders. There is also a raised, flagged seating terrace - perfect for outdoor living during the warmer months. In all, 0.35 acres (0.14 hectares).
10. **It's a great base** for exploring the Lakes and Dales National Parks and both the Forest of Bowland and Arnsdale 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.







Sought-after village

Tunstall is a very popular village on the A683. Lying in the heart of the scenically renowned Lune Valley it has a church, village hall, tennis court and a popular pub, The Lunesdale Arms.

If you like fresh air and fun then you will be spoilt for choice. Situated close to the Yorkshire Dales, the Lake District National Park and Forest of Bowland AONB, the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists, horse riders, sailors and wild swimmers. If you fancy going coastal, Arnsdale and Silverdale AONB and Morecambe Bay Estuary are not too far away.



The award winning town of **Kirkby Lonsdale** (4 miles) is extremely popular and offers an abundance of independent shops, well-regarded restaurants and pubs, a post office, bank, a weekly market, Boots Chemist and Booths supermarket. There is also a range of commercial businesses represented in the town as well as an optician's, two dentists and a large doctors' surgery.

The **Georgian city of Lancaster** (13.1 miles) with its impressive architecture offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church as well as leisure and sports centres.

This is a great choice for a family house, the nearest schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school but you'll also find Dallam School at Milnthorpe, a mixed comprehensive world school with state boarding and the Boys and Girls' Grammar schools at Lancaster. The area is also well served by private schools including Sedbergh, Giggleswick and Windermere.



By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Tunstall with J36 of the M6 9.5 miles and J34 10.5 miles distant.

By train - on the main west coast line, Lancaster Station (13.4 miles) and Oxenholme Station, Kendal (14 miles) with direct services to London Euston, Glasgow and Edinburgh.

By air - airports are at Leeds Bradford 50.6 miles, Manchester 73.5 miles and Liverpool 79 miles.

Accessibility is one of the bonus points here - no winding country lanes with hard to navigate passing places or isolated spots that get cut off in winter. **To find the property** - from Kirkby Lonsdale, take the A683 south towards Lancaster. On entering the village from the north, continue and after passing The Lunesdale Arms on the right handside, turn right onto Coneygarth Lane, turn first right and immediately right again into Stonegarth.

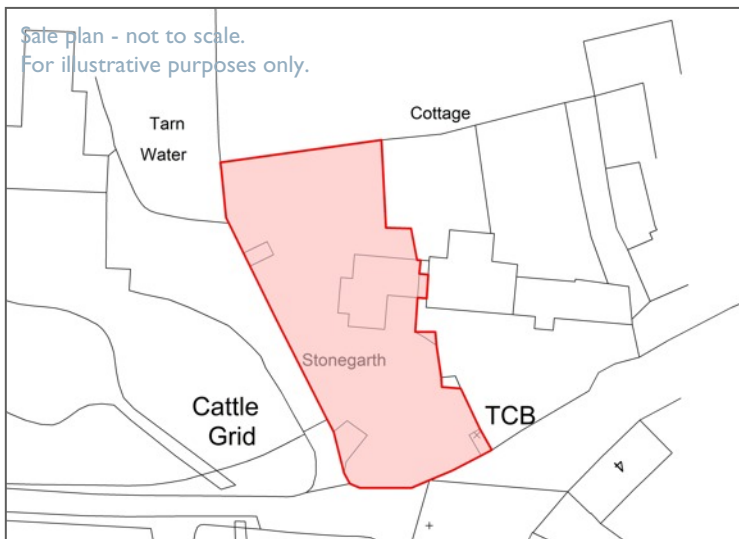
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Services and specifications

- Mains electricity
- Mains metered water
- Drainage to a septic tank located within the property's boundaries
- Oil fired central heating
- B4RN Broadband connected - if you're not familiar with this excellent local service please have a look at their website b4rn.org.uk. This is fabulous if you are looking to work from home or just stay connected with the outside world.
- Double-glazed timber framed windows
- Oak floor in the entrance hall and kitchen and oak four panel internal doors
- Security alarm
- External lighting and power points
- Outside water taps to front and rear





The finer details

Council tax

Stonegarth is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

Lancaster City Council

T: 01524 582000 W: www.lancaster.gov.uk

Please note

- Carpets, curtains and blinds, curtain poles, light fittings, integral dishwasher, Aga, oven and electric hob, arbour, greenhouse, garden and potting sheds are all included in the sale
- There is a flying freehold above a passageway to the east of the garage. The flying freehold is within the ownership of Stonegarth with the neighbouring property having access.
- Plans have been drawn for a single storey garden room extension on the western elevation, however these have not been submitted to the council. The plans will be available at the viewing.

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.

Stonegarth, Tunstall, LA6 2QP

Approximate Gross Internal Area = 216.2 sq m / 2327 sq ft
 (Including Garage)

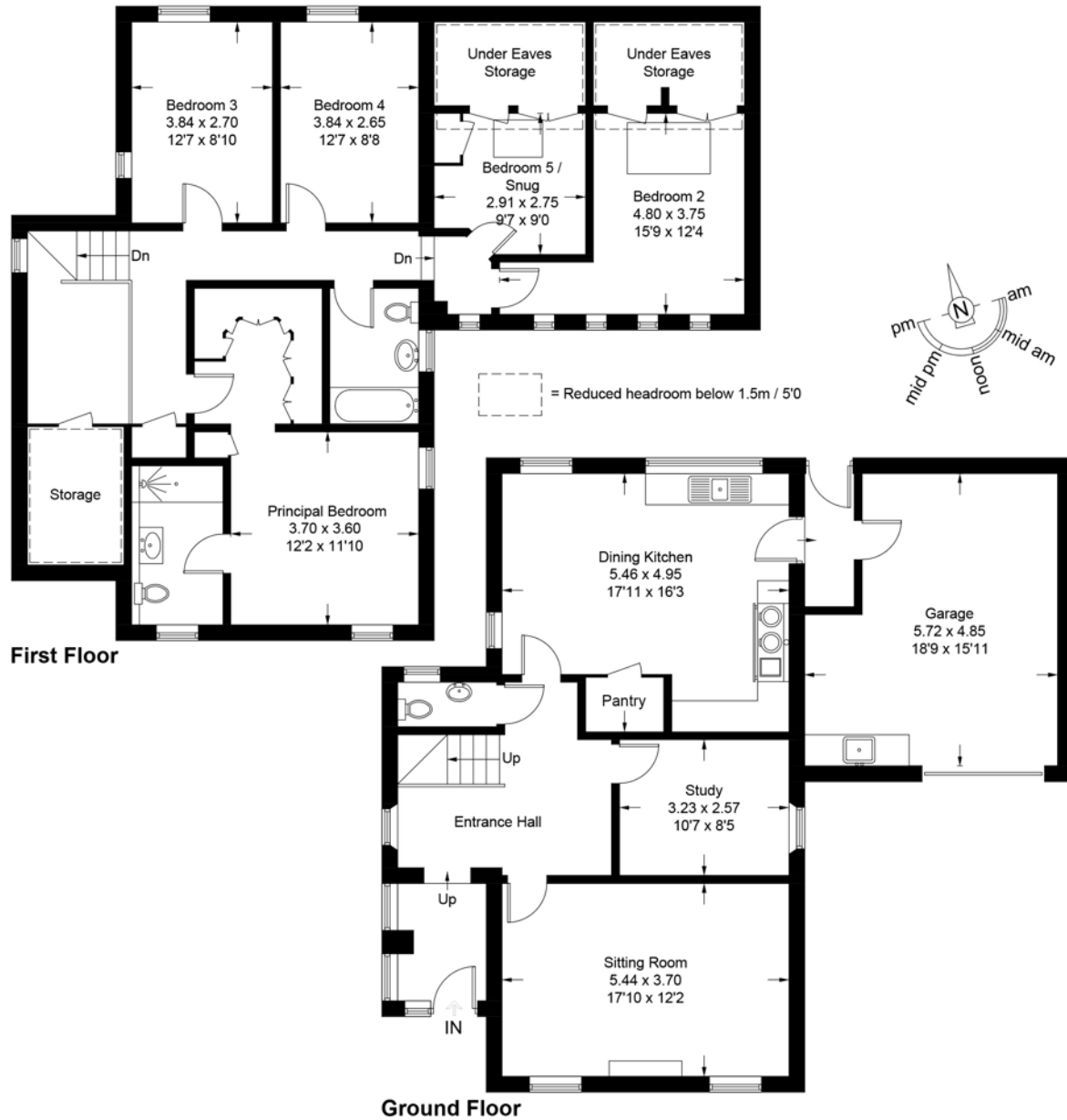


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1070192)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	77
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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