

## MASONGILL HOUSE

£620,000

Tunstall, LA6 2QN

**Enjoying splendid countryside views to the rear, a detached stone and slate property with lovely gardens bordering open fields.**

A modern property with a period feel, Masongill House has not been on the open market since it was built in 1999. The accommodation is spacious with entrance hall, large sitting room, dining kitchen open to a sun filled garden room, laundry/boot room, cloakroom, two double bedrooms, one with en suite bathroom, two single bedrooms and a house bathroom. Attached single garage and private parking to the front; to the rear, are delightful private gardens with level lawns, herbaceous borders and seating terraces.

**Situated in the heart of this sought-after village within the scenically renowned Lune Valley with excellent accessibility for the Dales and Lakes, road and rail links.**





## Welcome to **MASONGILL HOUSE**

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### Here's our **TOP TEN** reason to love Masongill House:

1. **Location, location, location** - in the heart of this highly sought-after and attractive Lune Valley village within walking distance of the church, village hall and pub and enjoying some lovely views across the gardens to open countryside and glimpses of Ingleborough to the rear.
2. A **spacious, stone and slate modern detached property** with a sociable flow of rooms and an approximate gross internal area of 1820 sq ft (169.1 sq m) to include the garage. A date stone set above the front door is engraved 1999 JWC with the property only having two owners since new. Upgraded by the current owners since their purchase in 2015, there is scope to enhance further with floor coverings and wall tiling in the house bathroom to the first floor.
3. Welcoming dual aspect **sitting room** with a York stone fireplace with open fire.
4. Light and bright **dining kitchen** - the dining area has double doors out to the flagged terrace. The kitchen is fitted with a range of base and wall units and a breakfast bar. Integral appliances comprise a double electric oven, induction hob, dishwasher and fridge/freezer. The kitchen is open to...
5. A lovely **garden room** with windows to two sides allowing natural light to flood in; double doors lead out to the garden.
6. Off the entrance hall with understairs storage is a **practical laundry/boot room** having access into the garage and a two piece **cloakroom**.
7. **Sweet dreams...** to the first floor are two double bedrooms and two large singles. The generous principal bedroom has a built-in wardrobe, splendid far reaching views and a three piece en suite bathroom. Bedrooms 2 and 3 also enjoy the lovely outlook and bedroom 4 has built-in wardrobes to one wall. Also off the landing is an airing cupboard and a four piece house bathroom.
8. **Delightful, private and well-maintained east facing gardens** border open countryside to the rear with large level lawn, well-stocked herbaceous borders, several seating terraces, one with a stone built BBQ off the garden room - perfect for entertaining family and friends.
9. **Garaging and parking** - an attached single garage with electric up and over door, sink unit, power and light. The garage houses the boiler and there is a personnel door to the side. A gravel parking area to the front provides private parking for a several cars.
10. **Enjoying great accessibility** to open countryside in the Yorkshire Dales and the Lake District National Parks, as well as the Forest of Bowland AONB. The village also has excellent connectivity with links to road and rail networks. For more information on the surrounding area, please turn to page 5.





# Sought-after Lune Valley 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** (4.2 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 9.4 miles and J34 10.6 miles distant.

**By train** - on the main west coast line, Lancaster Station (13.7 miles) and Oxenholme Station, Kendal (13.9 miles) with direct services to London Euston, Glasgow and Edinburgh.

**By air** - airports are at Leeds Bradford 50.1 miles, Manchester 71.8 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, turn left opposite The Lunesdale Arms which is on the right and Masongill House is straight ahead.

*///what3words reference: blogs.newlywed.restrict*



## Services and specifications

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- Mains electricity
- Mains metered water
- Private drainage to a septic tank, shared with four neighbouring properties located to the front section of the drive within land belonging to The Cottage
- Oil central heating with an open fire in the sitting room
- B4RN Broadband is to the boundary but not connected to the house - 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
- uPVC double glazed windows
- Oak floor in the entrance hall, dining room and kitchen as well as the garden room





View from the principal bedroom



## The finer details

### Council tax

Masongill House 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](http://www.lancaster.gov.uk)

### Please note

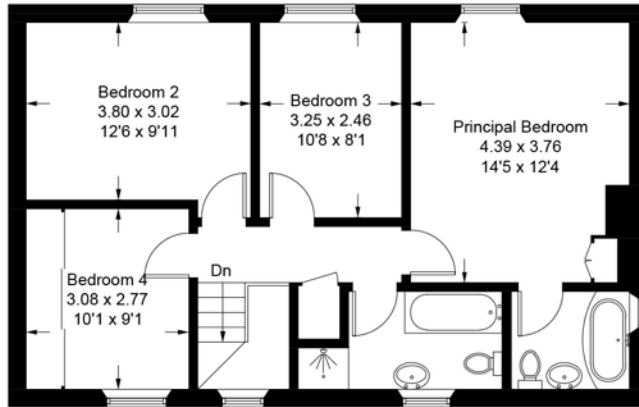
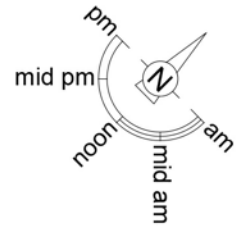
- Fitted carpets, curtains, blinds, curtain poles, light fittings, and integral white goods are included in the sale
- The washing machine is available by separate negotiation
- Access across the first section of the drive to the property is in the ownership of the neighbouring property, The Cottage. Maintenance costs are shared equally between The Cottage, Masongill House and Howgill House.

### Money Laundering

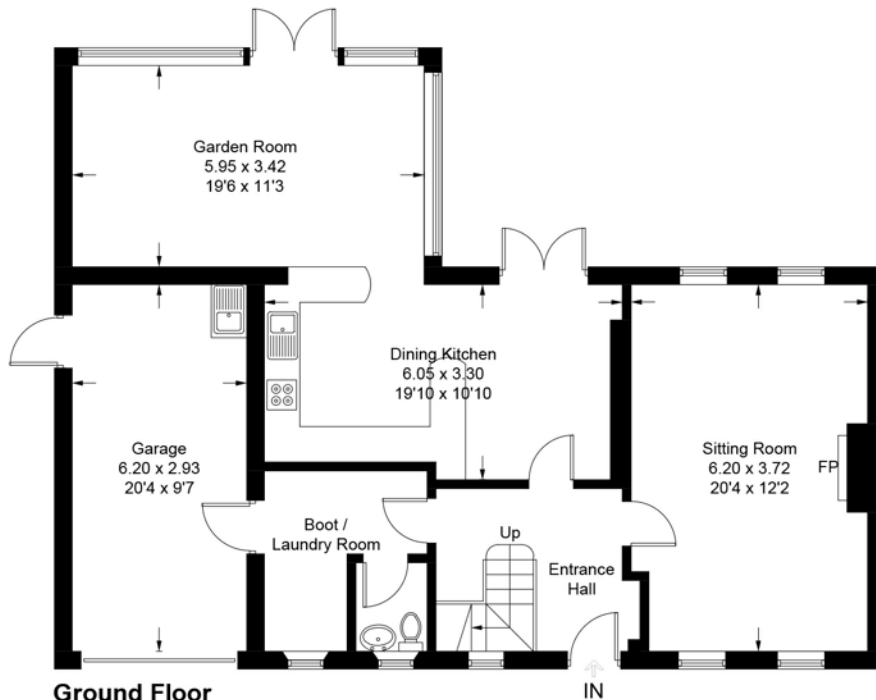
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

# Masongill House, Tunstall, LA6 2QN

Approximate Gross Internal Area = 169.1 sq m / 1820 sq ft  
 (Including Garage)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1085780)

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			
		63	75
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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