

## 2 BECK VIEW

OIRO £725,000

Cowan Bridge, LA6 2HS

**Spacious, light, bright and ready to move into, relax and enjoy - a well-proportioned, contemporary, energy efficient semi-detached property in a quiet cul-de-sac position with a large rear garden.**

Sleek and modern accommodation with a double height entrance hall, family friendly open plan living/dining kitchen leading out onto the flagged terrace, sitting room, utility room, cloakroom, large integral single garage, four double bedrooms, two with en-suites, a fifth single bedroom/study and a house bathroom. Private parking for two cars and a split level rear garden with wrap around flagged terrace and lower level lawn.

**A convenient and accessible location is everything, being close to the popular market town of Kirkby Lonsdale, road and rail links.**





## Welcome to **2 BECK VIEW**

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### Here's our **TOP TEN** reasons to love **2 Beck View**:

- 1. Location, location, location** - positioned off the A65 in a quiet cul-de-sac village setting, close to the sought-after Lune Valley market town of Kirkby Lonsdale.
- 2. Extremely light and bright with sun filled rooms** - this energy efficient, semi-detached property has been finished with great attention to detail and modern quality appointments; it's ready for immediate occupation, just bring your furniture and personal belongings and start living!
- 3. It's really rather spacious and a cracking family house** - with a gross internal area of c. 2324 sq ft (215.9 sq m) including the garage, the generous accommodation is set over two floors.
- 4. Step inside** into a double height entrance hall, off which is a sitting room.
- 5. Very often these days the kitchen is where we spend our time** and the kitchen doesn't disappoint. A fabulously light room with one wall of glazing - sliding doors open up to the terrace bringing the outside in. The modern and sleek kitchen is at the other end and is fitted with base and wall units, island unit with breakfast bar, integral appliances including induction hob, double oven, grill and warming drawer, dishwasher and fridge/freezer.
- 6. Backing up the kitchen** is a practical **utility/laundry room** with base units, sink unit, undercounter space for a washing machine and tumble drier as well as access to both the rear and the garage.
- 7. Sweet dreams** - a glass and oak staircase leads to the first floor landing off which are four double bedrooms and a fifth single/study. The generous principal bedroom has some lovely views towards Leck Fell and bedrooms 3 and 4 overlook the garden to the rear. Bedroom 3 also has a walk in wardrobe. Bedrooms 2 and 5 are off an inner landing - bedroom 5 could be used as a study/home office, nursery or dressing room.
- 8. Bath and shower rooms** with a four piece house bathroom and two en suite shower rooms. There is also a two piece cloakroom to the ground floor.
- 9. Private split level enclosed gardens** to the rear with south-westerly facing wrap around flagged terrace with glazed balustrade, perfect for outdoor entertaining. Stone steps leading down to the lower level, simply lawned, ready for personal touches.
- 10. Garaging and parking** with a large single integral garage with electric up and over door, power, light, hot and cold water taps and hot water cylinder. There is also private gravel parking for two cars.

### Room for one more...

- 11. Perfect for those who love the great outdoors** - situated close to the Dales, the Lakes and the Forest of Bowland AONB. For further information on the area, please turn to page 5.







## Highly accessible village, close to Kirkby Lonsdale

**Cowan Bridge** is a small village situated just a couple of miles from the award winning market town of Kirkby Lonsdale within the scenic Lune Valley. It has the advantage of a village shop with tea room, a village hall for community activities and a gym.

Nearby **Leck** has a primary school and church.

**Kirkby Lonsdale** has an excellent range of local amenities - independent shops, restaurants and pubs, a bank, churches, post office, florists as well as a Booths supermarket, Boots Chemist, doctors' and dentists' surgeries and opticians.

For a wider selection you've the historic Lakeland market town of **Kendal** (15.6 miles) and the Georgian city of **Lancaster** (16.2 miles via the A683).

**If you're a fan of 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, runners, climbers, cavers, potholers, cyclists, horseriders, wild swimmers and sailors. And for the lure of the sea, Arnsdale and Silverdale AONB and Morecambe Bay are not too far away.

If golf is your game, courses are at Kirkby Lonsdale, Casterton, Sedbergh, Kendal and Settle.

**Putting education first** - primary schools are at Kirkby Lonsdale, Leck and Ingleton with secondary schools in Kirkby Lonsdale and Lancaster.

Girls' and Boys' grammar schools are also in Lancaster and there are independent schools at Sedbergh (with the Preparatory School in Casterton), Windermere and Giggleswick.

### Connectivity

**Getting about by car** is easy, being situated just off the A65. Access to the motorway network is excellent at J34, J35, or J36 as well as onto the A65 for travelling east.

**Letting the train take the strain** - there are stations on the West Coast main line at Lancaster and Oxenholme (13 miles) with direct trains to London Euston, Glasgow and Edinburgh. Historic Carnforth train station (12.7 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

**For travel by air**, there is a choice of airports: Leeds Bradford (48.6 miles) Manchester (82.1 miles) and Liverpool (88.6 miles).

**To find the property** - leave Kirkby Lonsdale on the A65 travelling towards Ingleton. On entering the village of Cowan Bridge, take the second turning on the right after the old bridge and head between the two rows of cottages. Follow the drive to the end and No. 2 is the second property on the left.

*///what3words reference: noted.squirted.escalated*

***This is a great place to call home if you love the great outdoors but value accessibility and a convenient location.***



## Services and specifications

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- Mains electricity
- Metered mains water
- Air source heat pump with underfloor heating to ground floor
- Drainage to a septic tank shared with five other properties, not located within the property's boundaries
- B4RN Broadband connected - if you're not familiar with this excellent local service please have a look at their website [b4rn.org.uk](http://b4rn.org.uk). This is fabulous if you are looking to work from home or just stay connected with the outside world.
- Solid oak internal doors
- uPVC anthracite double glazed windows
- Kitchen and utility room by Butler Interiors
- Neff integral kitchen appliances
- Amtico floor in a herringbone design in the living/dining kitchen and utility room
- Duravit sanitaryware
- Porcelanosa bathroom tiles
- Hard wiring for the Internet
- Security alarm
- Electric vehicle charger
- External lighting





## The finer details

### Council tax

2 Beck View is currently banded E 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

- Carpets, light fittings and integral white goods are all included in the sale
- Restrictive covenants apply (no caravan or boat storage, no keeping of livestock)
- Access will be retained by a third party and maintenance costs apply
- Buildzone Warranty available for 10 years

### 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.

## 2, Beck View, Cowan Bridge, LA6 2HS

Approximate Gross Internal Area = 215.9 sq m / 2324 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1089295)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		108
B (81-91)		83	
C (69-80)			
D (54-68)			
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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