

ASPLANDS

£525,000

The Croft, Burton-in-Lonsdale, LA6 3NB

In a delightful quiet village setting at the end of a cul-de-sac, a spacious detached property enjoying some lovely open views and surrounded by mature gardens.

Built in the early 1970's and not seen on the open market in over 40 years, there's well-proportioned, light, bright and flexible accommodation as well as the potential to refurbish or reconfigure the current layout. Large entrance hall, two reception rooms, a dining kitchen, five bedrooms, house bathroom and cloakroom to the ground floor with games room, office/hobby room, cloakroom and integral double garage to the lower ground floor. A private drive leads to generous gardens, c. 0.57 acres (0.23 hectares) with lawns, seating terrace and mature planted shrubs, specimen and fruit trees. There is also a useful integral garden store.

This is definitely one not to miss if you are looking for a large property in a good sized plot with huge potential to upgrade.





Welcome to **ASPLANDS**

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

- 1. A private and secluded setting** with some lovely countryside views to the rear - in a central village location, yet tucked away off the main thoroughfare.
- 2. It's really rather roomy** with a gross internal of 3000 sq ft (278.7 sq m) including the garage, the flexible accommodation is set over two floors with good sized, light and bright spaces.
- 3. Great potential** - built in the early 1970's and not seen on the open market in over 40 years, this detached property has been well-maintained but now offers the new custodians an exciting opportunity to refurbish, extend (subject to consent) or maybe reconfigure the current layout to create a modern, contemporary home.
- 4. As it stands...** come on in through the covered front entrance in to a large hall (a room in itself) off which is an arch to the inner hall leading to the bedrooms, access to the lower ground floor, the two reception rooms and the dining kitchen. Double doors lead into the sitting room - a spacious dual aspect room with slate fireplace and two large windows to the north and west elevations. The dining room also has a large window and a serving hatch to the kitchen. The dining kitchen is fitted with base and wall units, integral electric oven and grill, hob and refrigerator. To complete the ground floor, there is a side hall with broom cupboard and plumbing for a washing machine.
- 5. Lower ground floor** - an attractive open riser spiral staircase with a double height floor to ceiling window leads to the lower hall, with sliding glazed door out to the seating terrace. Off the hall, you'll find the games room (large enough for a snooker table!); this room also has glazed double doors to the terrace. Off here is an 'anything room' which could be used as a home office, gym, cinema/hobby's room or an occasional sixth bedroom. There is also a boiler room/store.
- 6. Sweet dreams** - with five bedrooms on the ground floor, three doubles and two singles. Bedrooms 1 and 2 both have fitted furniture and all have lovely garden or countryside views.
- 7. Modern bathroom** - there is a four piece bathroom with feature arch window as well as a two piece cloakroom with built-in cupboard on the ground floor and two piece cloakroom on the lower ground floor.
- 8. Generous gardens** - sat in a plot of c. 0.57 acres (0.23 hectares) mature gardens surround the property with lawns, a paved terrace, specimen trees, conifers, apple trees, shrubs and rose beds. An integral store, 165 sq ft (15.3 sq m) provides practical storage for garden equipment, bikes, wood etc.
- 9. Garaging and parking** - a private drive leads down to a parking area with ample space for visiting family and friends. With access off the lower hall, there is an integral double garage with an up and over door, power and light.
- 10. A highly accessible village**, popular with families and surrounded by stunning open countryside. For more information on the area, please turn to page 5.







A sought after village location

Burton-in-Lonsdale is one of the most **readily accessible** larger villages within the Lune Valley. Approached from the Tunstall/Cantsfield direction, it is ideally placed for Lancaster. Accessed off the A65 at Ingleton, it is convenient for travelling further afield.

The village itself has a community run shop and post office, All Saints Church, an active village hall and sports pavilion and field, all within walking distance of Asplands.

Ingleton (2.9 miles) is a tourist destination with a choice of eateries, the Mason Arms public house, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Co-op and an Asda Express/petrol station.

Nearby **Cowan Bridge** (3.3 miles along Ireby Road) has a village shop/tea room, a village hall and gym.

The sought after market town of **Kirkby Lonsdale** (5.9 miles) has a great selection of amenities on offer with independent shops, popular restaurants and pubs, a post office, bank, churches, florists, Boots chemist, doctors' and dentists' surgeries, an opticians and a well-regarded Booths supermarket.

Gateway to the Lake District, the historic market town of **Kendal** (18.7 miles) and the Georgian city of **Lancaster** (15.5 miles via A683) provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

As far as schools are concerned, there are primary schools in High Bentham, Kirkby Lonsdale and Leck. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School with the school bus pick up at the shop in the village), Settle and Lancaster. Independent schools are at Sedbergh or Giggleswick.

Travel by car - Burton-in-Lonsdale is extremely convenient for road links being c 2 miles off the A65. Access to the M6 motorway is either at junctions 34 or 36, depending on the direction of travel.

Travel by train - with the nearest West Coast railway line stations at either Oxenholme (16.3 miles) or Lancaster (15.8 miles via A683). There is also a station at High Bentham with services running between Leeds, Skipton, Lancaster and Morecambe.

Travel by air - with airports at Leeds Bradford (47 miles), Manchester (75.9 miles) and Liverpool (81.4 miles).

And for those who prefer to stay closer to home you will be spoilt for choice. Situated in the Lune Valley and close to both the Yorkshire Dales and Lake District National Parks and the Forest of Bowland National Landscape (formerly an AONB), the area provides a stunningly scenic natural adventure playground for walkers, runners, climbers, cavers, potholers, cyclists, horse riders, wild swimmers and sailors... and if you fancy a coastal walk, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.

To find the property - approach Burton-in-Lonsdale from the Country Harvest on the A65 at Ingleton. Drive into the village and after passing the right hand turn onto Ireby Road, turn next right onto The Croft/Twine Walk. Follow the road up the hill, around to the left, then to the right. Take the left hand drive with Asplands being tucked away in the left hand corner.

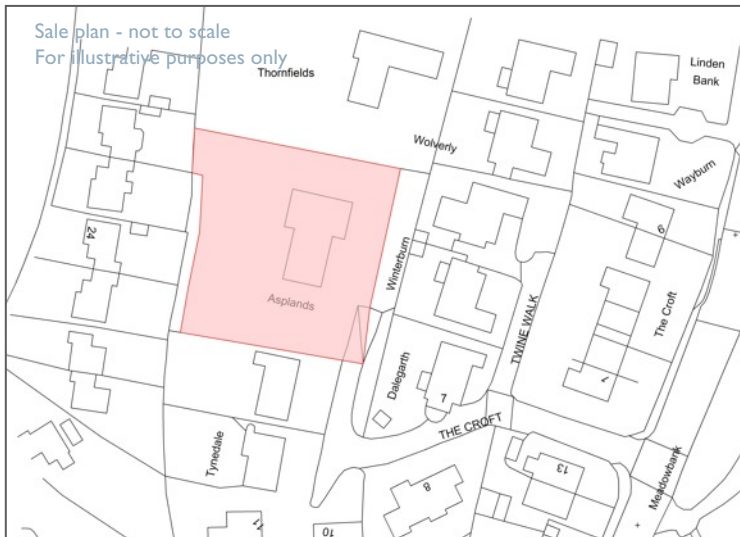
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Services and specifications

- Mains electricity and drainage
- Metered mains water
- Oil central heating
- Open fire in the sitting room
- A combination of wooden and uPVC windows and doors





The finer details

Council Tax

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

Local and Planning Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Please note

- Carpets, curtains and blinds, curtain poles, light fittings and integral white goods are included in the sale
- The snooker table is available by separate negotiation
- Thomfields, the neighbouring property to the north of Asplands has access across the first section of the drive. Shared maintenance costs apply.

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 = 278.7 sq m / 3000 sq ft
 (Including Garage)
 Outbuilding = 15.3 sq m / 165 sq ft
 Total = 294.0 sq m / 3165 sq ft

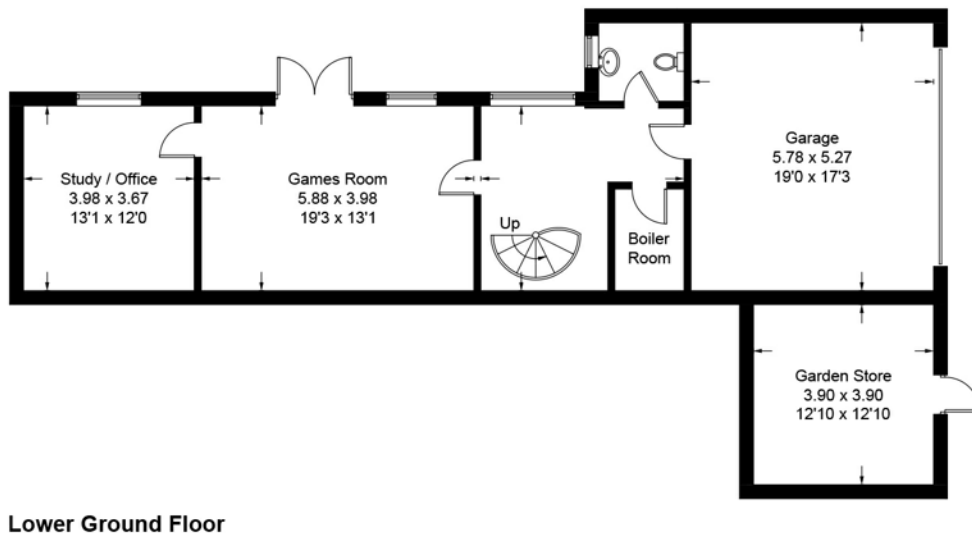
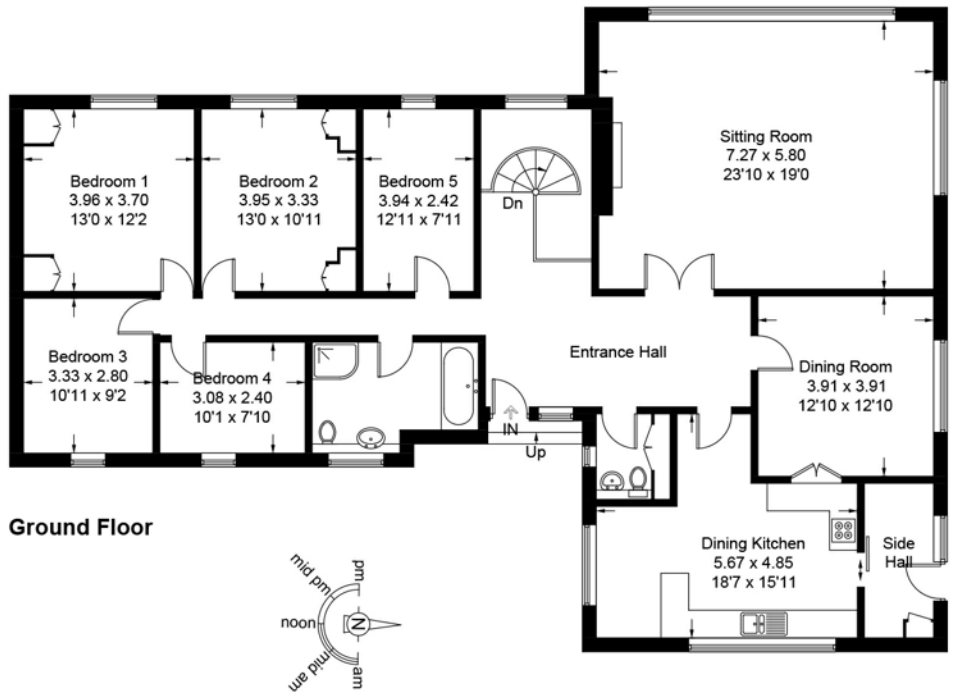


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104873)

Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	43	
(1-20)	G		65

Very energy efficient - lower running costs
 Not energy efficient - higher running costs
 England & Wales EU Directive 2002/91/EC
 www.epc4u.com

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