

## BERRYBY COTTAGE

£450,000

Barbon, The Yorkshire Dales, LA6 2LR

**A traditional Victorian semi-detached stone cottage enjoying some splendid fell and countryside views.**

This period cottage has been extended and fully refurbished with the addition of a wonderful light and bright garden room to the rear. There's also an enclosed porch, sitting room, dining kitchen, two double bedrooms and house bathroom. Delightful south facing gardens, walled foregarden and adjacent private for parking for up to four cars. The cottage would be perfect for those looking to downsize and enjoy village life.

**Situated within the heart of this picturesque and sought-after Lune Valley village.**





## Welcome to **BERRYBY COTTAGE**

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### Here's our **TOP TEN** reasons to love **Berryby Cottage**:

- 1. Escape to the country and embrace Barbon village life** with this idyllic cottage. A short stroll to the pub, church and village hall makes this an ideal choice for those wanting to be part of an active rural community.
- 2. A charming semi-detached Victorian stone cottage** with a gross internal area of c. 928 sq (86.2 sq m) which has been extended and fully refurbished since the current owner's purchase in 2007. Tastefully presented, some lovely period features remain with - a stone fireplace with flag hearth and recess shelving in the sitting room, panelled window reveals, flag floor in the kitchen and pine tongue and groove doors.
- 3. Come on in...** into a practical **enclosed porch** with slate tiled floor, then into the cosy **sitting room** with multi-fuel stove.
- 4. Welcoming dining kitchen and wonderful garden room** - the kitchen is fitted with base and wall units with wood block worktops, a Belfast sink, integral appliances including a washing machine fridge/freezer, dishwasher and cream two oven Aga. There is also a useful shelved **pantry**. A glazed door leads from the kitchen in to the light and bright **garden room** with oak floor, four skylight windows and glazed doors out to the garden.
- 5. When the day is done...** an enclosed pine staircase leads to two double bedrooms. Bedroom 1 has a built-in cupboard with bedroom 2 having lovely far reaching views to the Barbon Fells. The three piece bathroom has a free-standing roll top bath with shower over and an attractive outlook over fields to the rear.
- 6. Delightful south facing gardens** being part flagged, part laid to gravel with established planted borders, outside water tap and log store. Beyond is a lawn garden with an open outlook. There is also a walled foregarden with planted beds and far reaching views toward the Barbon Fells.
- 7. Private parking** - adjacent to the cottage is parking for up to four cars.
- 8. Village life** - picturesque and popular, Barbon offers a popular country pub The Barbon Inn, - here you'll find good pub grub, beams and open fires. The village hall plays host to a range of activities and events as does St Bartholomew's Church. Nearby Casterton (2.2 miles) has a petrol filling station with garage and small shop along with The Pheasant, another popular country pub. The market town of Kirkby Lonsdale (4.3 miles) has independent shops, popular restaurants and pubs, a post office, doctors' and dentists' surgeries. Boots Chemist and a well-regarded Booths supermarket.
- 9. Accessibility** - access onto the M6 is at either J34 or J36 depending on the direction of travel. The A65 is 3.3 miles and Oxenholme (14 miles) and Lancaster (19.2 miles) have stations on the main west coast line with direct trains into London Euston, Glasgow and Edinburgh. Airports are at Leeds Bradford (53.6 miles), Manchester Airport is (84.1 miles) and Liverpool Airport (89.7 miles).
- 10. For those who love the great outdoors.** Berryby Cottage is within the Yorkshire Dales and the Lune Valley, close to the Lake District and the Forest of Bowland with the area providing a stunningly scenic natural adventure playground.



## You'll need to know

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- Mains electricity, gas and water
- Private drainage to a septic tank located within the property's boundaries
- Gas central heating with multi-fuel stove in the sitting room
- B4RN hyperfast broadband connection to the rear garden boundary.
- Solar photovoltaic panels installed on the southern elevation
- Double glazed windows in wood frames
- Carpets and light fittings are included in the sale
- Berryby Cottage is banded C for council tax purposes
- Prospective purchasers are advised to verify this information for themselves with Westmorland and Furness Council
- Planning Authority: The Yorkshire Dales National Park Authority

**To find the property** - from the A683 take the third road on the right for Barbon just before the bridge and continue up this road past Barbon Beck, Berryby Cottage can be found on the right just after the right hand turning onto Moorthwaite Lane.

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### **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.



## Berryby Cottage, Barbon, LA6 2LR

Approximate Gross Internal Area = 86.2 sq m / 928 sq ft

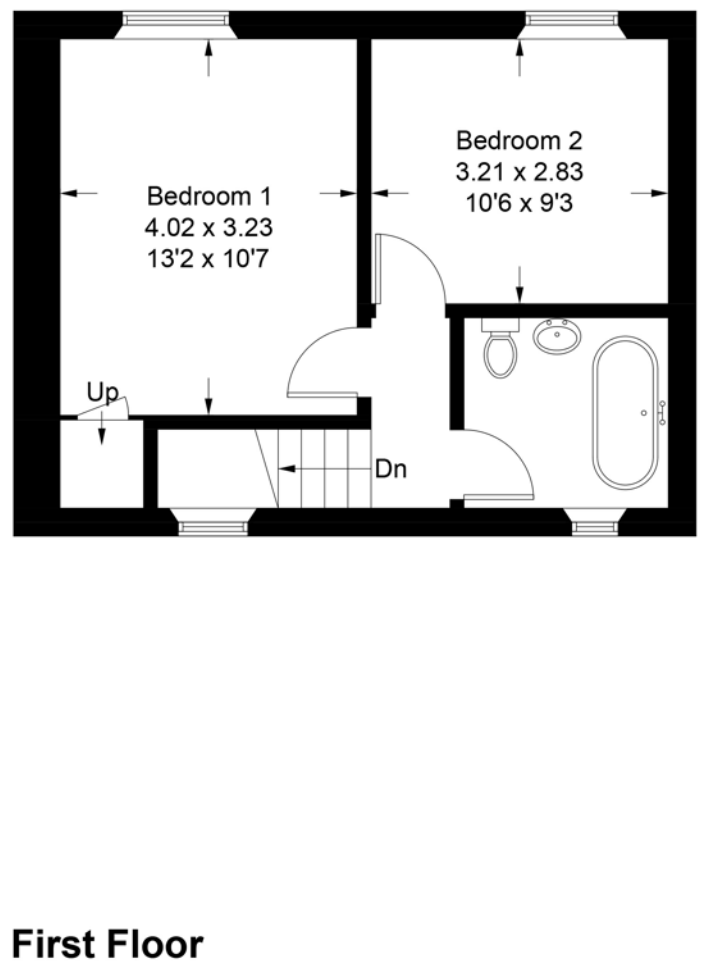
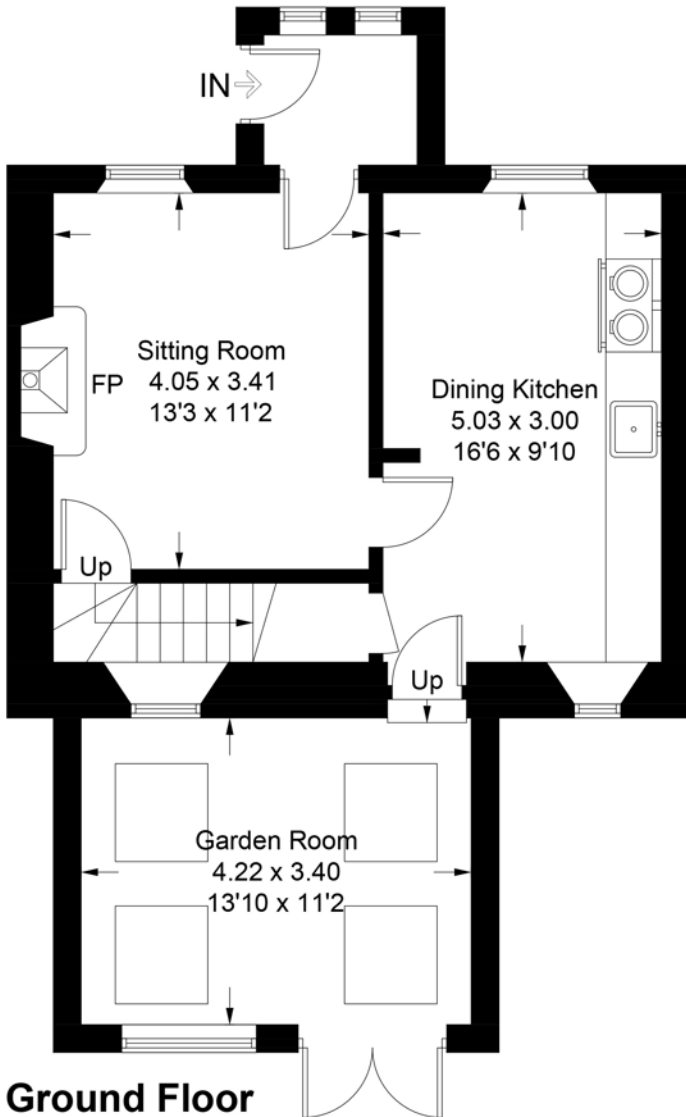


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1099096)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
	B (81-91)		87
	C (69-80)		
	D (55-68)	68	
	E (39-54)		
	F (21-38)		
Not energy efficient - higher running costs	G (1-20)		
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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