

PADDOCK HOUSE

£675,000

Wennington, LA2 8NZ

Enjoying a private position in this attractive farmstead development, an attached stone and slate barn conversion with beautifully manicured gardens surrounded by open countryside.

Versatile, spacious and well-maintained accommodation is set over two floors, offering an entrance hall, two reception rooms, dining kitchen, garden room, study, utility/laundry room, a ground floor double bedroom and shower room as well as two first floor bedrooms, an en suite shower room and house bathroom. An integral single garage with mezzanine storage and ample private parking. Delightful, mature gardens sit to the north and east with large lawns, planted beds, trees, a small copse, wildlife pond, seating terraces, vegetable beds, wooden shed and greenhouse.

It's a great Lune Valley location, highly accessible for road and rail links, but with a miles from anywhere feel.





Welcome to **PADDOCK HOUSE**

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Here's our **TOP TEN** reasons to love **Paddock House**:

1. **A small farmstead setting** of five properties offering both privacy as well as neighbours for security, support and social gatherings. Back Lane is a hidden gem. Don't spread the word! Residents love the fact that it's not a short cut to anywhere and so remains quiet and peaceful.
2. **Well-proportioned and versatile accommodation** - this attached stone and slate barn conversion, converted in 1999/2000 is set over two floors with a gross internal area of c. 2540 sq ft (236 sq m) to include the garage and mezzanine. The accommodation has been reconfigured and extended since the current owners' purchase in 2006 to create a splendid family home.
3. **Original character** - exposed stone walls, ceiling beams and window lintels sit alongside exceptionally well-maintained, light and bright spaces.
4. **Instantly welcoming** - come on in through the original barn opening with glazed doors and windows to the **entrance hall** with stone flag floor. Off here is the **sitting room** with wood burning stove set on flag hearth. An inner hall leads to the **dining room** with a glazed door and windows either side out to the garden terrace. Off the hall, there is also a cloaks cupboard and an airing cupboard.
5. The **good sized kitchen** with access to the garden, is fitted with base, wall and dresser style units, a cream Stoves range set in a tiled recess, integral dishwasher and fridge/freezer. Backing up the kitchen is a **utility/laundry room** with sink unit, ceiling airer and space for an undercounter washing machine and tumble drier. From the kitchen a door leads into a splendid **garden room** with two sets of glazed double doors and two conservation skylight windows allowing the natural light to flood in. Off the garden room, is a **study**. It could also be used as a fourth bedroom or home office.
6. **At the end of the day...**there are **three double bedrooms**, two to the first floor and one to the ground floor, all enjoying the wonderful aspect across the garden.
7. **Bathrooms and shower rooms** - to the ground floor, there is a three piece shower room to service bedroom 3 and to the first floor, an en suite three piece shower room and a four piece house bathroom with roll top bath and a separate shower.
8. **Garaging and parking** - there is driveway parking for several cars. Through timber gates and with access on the westerly elevation, an integral single garage with electric up and over door, power and light as well as ladder access to useful mezzanine storage.
9. **Private and beautifully tended gardens**, c. 0.62 (0.25 hectares) provide a splendid outlook from the house and terrace. To the north and west there are gently sloping lawns bordering open countryside, interspersed with deep-filled planted beds, a small copse, mature shrubs and trees and a wildlife pond. A flagged terrace runs the length of the property and continues around to the west. A beech hedge separates the main garden area from a vegetable garden and greenhouse; there's also a wood store and screened oil tank.
10. **A picturesque rural setting with excellent connectivity** to road and rail networks. The great outdoors is on your doorstep and for more information on the surrounding area, please turn to page 5.





Escape to the country in this rural farmstead

Although the address is Wennington, the barn is situated in a farmstead development in Old Wennington, a scattered collection of properties in a **hidden little enclave** between Wrayton, Wennington and Bentham.

Wennington itself is 1.9 miles distant (via Spout Lane) located between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks - there's also a **railway station** in the village.... how often can you say that these days?

In terms of **easy access to great local countryside**, you are literally surrounded! There are lots of lovely walks right from the door. Set in the gently undulating Lune Valley, there is the neighbouring National Landscape of the Forest of Bowland (formerly known as an Area of Outstanding Natural Beauty) and the national parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors you've struck lucky, the area provides a stunningly scenic natural playground for walkers, runners, cyclists, horse riders, climbers, cavers and potholers as well as sailors and wild swimmers.

The neighbouring villages of **Melling** (2.9 miles), **High Bentham** (3.6 miles) and **Wray** (4.5 miles) all have something to offer in terms of shops, post offices, primary schools, pubs, churches, doctors, a garden centre and tea shop. Include **Hornby** (4.8 miles) and you'll find more of the same as well as a community swimming pool.

The Cumbrian market town of **Kirkby Lonsdale** (6.9 miles) is a hugely popular destination for local residents and tourists alike with much on offer in terms of places to eat and drink, independent shops, Post Office, a bank, doctor's and dentists' surgeries, an opticians as well as branches of Boots Chemist and Booths supermarket.

In **Lancaster** (14.5 miles) you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

As far as **schools** are concerned there are primary schools at Melling, Bentham and Wray. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster.

Connectivity

Travel by car - once here, you'll find it a convenient spot, not just for access to the M6 but if you are travelling east, head through Low and High Bentham out onto the A65 and bear right.

Travel by train - a huge plus for the village is the railway station at Wennington on the Leeds to Morecambe line. Live here and commute to Leeds or just indulge in a day's shopping in the city. You could also catch a connecting train here to Manchester airport so no need to pay for expensive parking whilst you are away ever again! The nearest station on the west coast main line is at Lancaster.

Travel by air - the nearest airports are at Leeds Bradford 48.1 miles, Manchester 74.9 miles and also at Liverpool 80.4 miles.

Let us take you there...

From Kirkby Lonsdale take the A683 signposted Lancaster. Travel through the villages of Burrow and Tunstall. Follow the road around to the right at the junction with the A687 to Ingleton and continue across the small bridge over the River Greta. Take the next turning on the left hand side by the bus shelter signposted Wrayton. For approximately 1.8 miles proceed through Wrayton and continue on Back Lane out into the countryside. Pass Bull Bank Farm on the left turning left at the next junction, past Ringers Hill (farmhouse and barn conversion) on the right. The development is next on the left; turn left just beyond the bungalow and Paddock House is at the top of driveway in the left hand corner.

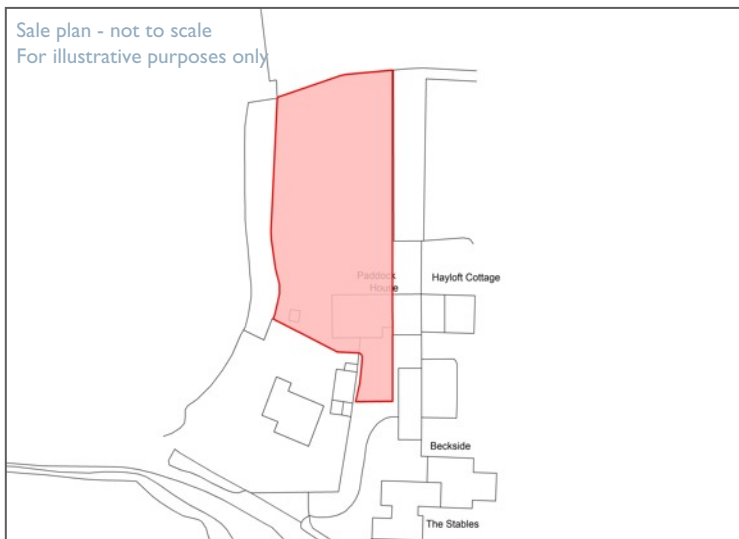
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Services and specifications

- Mains electricity
- Metered mains water
- Drainage to a sewage treatment plant shared with four neighbouring properties and situated within the boundaries of Becksde
- Oil fired central heating with a wood burning stove in the sitting room
- Double glazed windows set in wooden frames
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4m.org.uk.
- Vonage phone system through B4RN
- Kamdean flooring in the kitchen and garden room
- Pine internal doors, architraves and skirtings
- External water tap
- External lighting





The finer details

Council Tax

Paddock 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, Town Hall, Lancaster, LA1 1QR.

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

Please note

- Carpets, curtains and light fittings as well as the wooden garden planters are included in the sale
- The American fridge/freezer, washing machine and tumble drier in the utility room and the lawn tractor are available separately
- The Stables owns a section of the drive from Back Lane, with Beckside owning the next section. Paddock House has a right of way across both sections with maintenance costs shared.
- The neighbouring property, Hayloft Cottage has a right of way across part of the drive to access their property and parking area. Further details from the agent.
- Restrictive covenants apply - please ask the agent for further details.

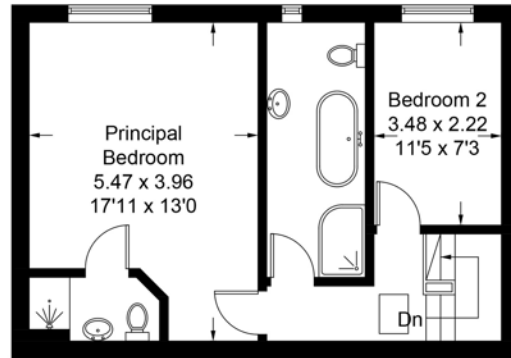
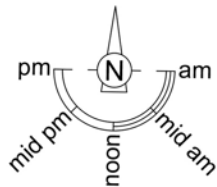
Money Laundering

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.

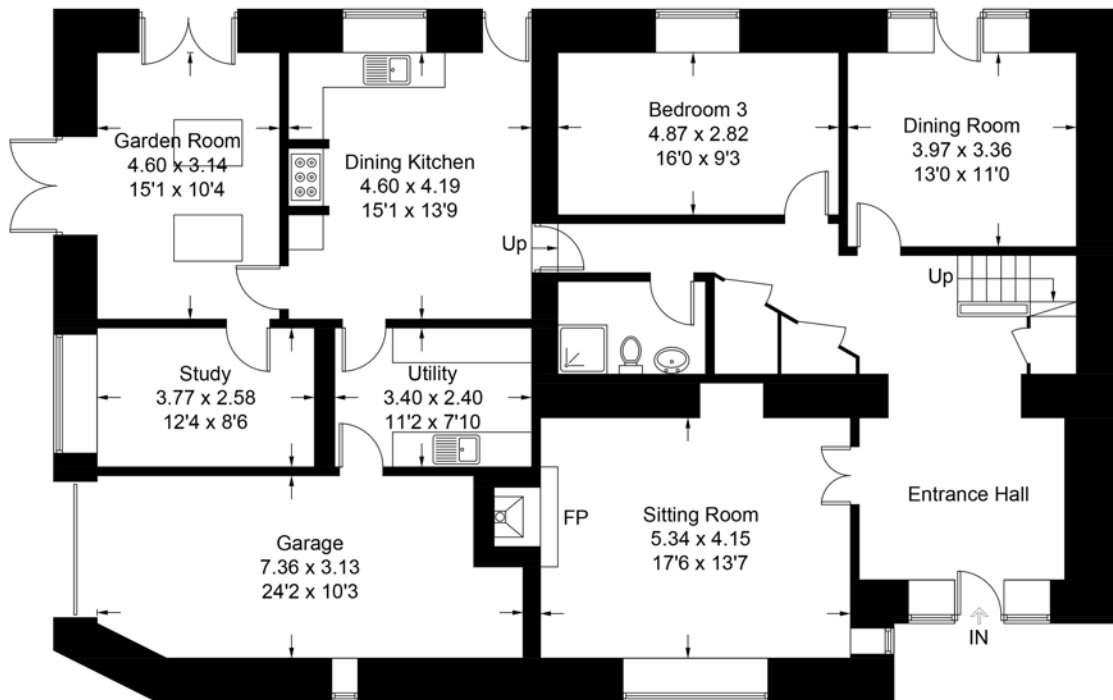


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Approximate Gross Internal Area = 218.7 sq m / 2354 sq ft
 (Including Garage and Mezzanine)



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122219)

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 73 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

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