

THE OLD VICARAGE

£1,080,000

Casterton, The Yorkshire Dales, LA6 2SA

Available as a whole or in 2 lots

Lot 1 - one of the best houses in the village offering potential to upgrade; impressive and statuesque, a substantial period house privately screened in 2.1 acres (0.86 hectares) of mature gardens and grounds in this sought after and accessible location.

Period features combine with high ceilings and grand proportions with two main reception rooms, morning room, study, garden room, dining kitchen, utility/boot room, cellars, five bedrooms, two bathrooms, shower room and attic rooms. A gated entrance and attractive sweeping gravel drive leads to ample parking and rear courtyard with single garage, garden store and greenhouse. Established gardens surround the property with large lawn, mature trees and shrubs, stream, folly, as well as an informal garden with splendid fell views and a former piggery.

Lot 2 - two parcels of farmland, c. 20.9 acres (8.45 hectares) situated to the north, available by separate negotiation.





Welcome to **THE OLD VICARAGE**

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Just inside the western edge of the Yorkshire Dales National Park, The Old Vicarage sits right at the heart of the popular Lune Valley village of **Casterton**, within walking distance of the shop/garage (for vehicle repairs, fuel and basic provisions), the Church of Holy Trinity, village hall, children's nursery (The Mulberry Bush), school (Sedbergh Preparatory) and popular country pub (The Pheasant).

Nearby **Barbon** has a village hall, The Barbon Inn, a popular country pub and St Bartholomew's Church.

The beauty of this location is the accessibility to Kirkby Lonsdale (0.5 miles) which offers an abundance of independent shops, popular restaurants and pubs, a bank and a post office, churches, doctor's and dentists' surgeries, an opticians, Boots Chemist and a well-regarded Booths supermarket.

If you're seeking bright lights then the market town of **Kendal** (15 miles) and the Georgian city of **Lancaster** (16.5 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary schools in Kirkby Lonsdale, Leck and Sedbergh. Independent schools are at Sedbergh, Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed village? The glorious unspoiled countryside of the Yorkshire Dales and Lake District National Parks, the Lune Valley and Forest of Bowland National Landscape is all on your doorstep. If you fancy a walk by the sea, the Amside and Silverdale National Landscape and Morecambe Bay Estuary

Hop in the car - access to the M6 is either at J36 (7.6 miles) or J34 (15 miles) depending on the direction of travel. For travelling east/west, the A65 is 1.2 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (12 miles) or Lancaster (17.1 miles) with direct trains to London Euston, Glasgow and Edinburgh. Historic Carnforth Train Station (12.8 miles) is on the Bentham and Furness Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Manchester Airport is 82 miles distant, Liverpool Airport 87.6 miles and Leeds Bradford 51.5 miles.

Let us take you there: from Kirkby Lonsdale on the A65, take the A683 signposted Casterton. On entering the village, proceed past the church on the right and the entrance to The Old Vicarage is the next on the right.

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Grand proportions

Built as the vicarage to the adjacent Holy Trinity Church, The Old Vicarage had been in the ownership of Casterton School for many years and was occupied by the Headmistress until summer 2013.

The church was built between 1831 and 1833 and architectural historians believe it was almost certainly designed by renowned architect George Webster, who was based in Kendal.

In 1823, Casterton School was founded at nearby Cowan Bridge by Rev. Carus Wilson as the Clergy Daughters' School and moved to its site at Casterton in 1833.

Built in limestone under a slated roof, The Old Vicarage is a traditional home in every sense of the word, and perfect for a growing family. It is a considerable period property offering generous, incredibly light accommodation with a gross internal measurement of c. 6716 sq ft (623.9 sq m) to include the cellars, set within private and established gardens of c. 2.1 acres (0.86 hectares).

Period features are plentiful with picture and dado rails, cornice, panelled window reveals, panelled doors, deep skirtings and moulded architraves, decorative fireplaces in the drawing and dining rooms, elegant staircase and built-in glazed shelved cupboard in the entrance hall.

Ready to move straight into, there is immense scope for a new owner to undertake a complete refurbishment and also upgrade the attic and cellar rooms.

Lot 1 - house and gardens shaded pink on the sale plan

Let us walk you round...

Come on in through the curved glazed entrance with tiled floor. The front door opens to a lovely wide 'L' shaped entrance hall with a built-in display cupboard; the hall then opens to the stairwell.

Off the hall is a modern three piece **shower room** and opposite, a **study**, with fitted bookshelves to one wall, a built-in shelved cupboard and French windows out to the **garden room**, with a lovely outlook across the garden.

A **morning room** with window seat and shelved cupboard leads to a **utility/boot room** with built in cupboard.

The elegant **drawing room** has a large bay window with seat and access to the garden room and the dual aspect **dining room** with French windows out to a small seating terrace, is next to the kitchen if you were thinking of creating a large living kitchen.

The dual aspect **kitchen** is fitted with a range of base and wall units, an electric oven and grill, induction hob, an integral fridge/freezer and space for an undercounter dishwasher.

There are three **cellar rooms**, two with stone benches and two with windows. The third houses the boiler.

A full return staircase leads to an 'L' shaped landing, with **four double bedrooms**, one with a fitted double wardrobe and two with wash basins. There is also a five piece **house bathroom** and a **second bathroom** and a **separate WC**.

A staircase leads to the second floor with a fifth double bedroom with oak floor and cruck beam. A door provides access to the **attic rooms**.

A gated entrance and attractive sweeping gravel drive leads to a parking area to the side of the house. Established, private gardens surround the property with lawns, limestone rockery, mature trees and shrubs and steps leading down to an informal side garden, accessed by a wooden bridge over the stream.

There is a small stone **folly** and further access to the stream via steps into the banking.

There is a cobbled and flag courtyard to the rear with a large greenhouse and a single storey outhouse, divided into a **single garage** 17'9 x 9'8 [5.46m x 3m] with cobbled floor up and over door and **workshop/garden store**, 18'4 x 16'4 [5.6m x 5m].

The garden opens up to a more informal area with splendid views of the Casterton Fells and a former stone and slate piggery.

Lot 2 - land shaded green on the sale plan and available by separate negotiation

Available as a separate lot are two parcels of farmland, c. 20.9 acres (8.45 hectares), one adjoining the northern boundary of the property.

The land has good roadside access and water supply and is currently let to a local farmer on a grazing licence. Further details are available from the agent.

Services and specifications

- Mains electricity, gas, water and drainage
- Gas central heating
- Wood burning stoves in the drawing room and dining room
- A combination of single and double glazing
- B4RN Broadband is available, not connected - 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.
- Security alarm
- EV charger
- External water tap





The finer details

Council Tax

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

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Tenure

Freehold, with vacant possession on completion

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.

The Old Vicarage, Casterton LA6 2SA

Approximate Gross Internal Area = 524.6 sq m / 5647 sq ft

Cellar = 99.3 sq m / 1069 sq ft

Total = 623.9 sq m / 6716 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123646)

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

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