

HATTERS COTTAGE

£695,000

Masongill, The Yorkshire Dales, LA6 3NN

Situated in an attractive and peaceful Dales village, a detached stone and slate character cottage with delightful private gardens and views of the village and distant hills.

With origins of which date back to the 1600's and with later additions, the cottage offers well-proportioned accommodation with a lovely sociable flow of rooms comprising a garden room open to dining kitchen, utility room, cloak room, large sitting room and single integral garage. Principal bedroom with en suite shower room and dressing room, two further bedrooms, one currently used as an office and a house bathroom. Driveway parking and delightful, well-stocked private gardens to the rear, enclosed by dry stone walls and double five bar gates.

Country living in a highly accessible location, convenient for the A65, Kirkby Lonsdale and Ingletton.





Welcome to **HATTERS COTTAGE**

£695,000

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

1. **A winning location** - situated in an attractive and peaceful, rural village surrounded by scenic countryside with a splendid garden and views of the village and distant hills.
2. **Historical note** - Hatters Cottage has changed greatly since it was built in the 1600's, as a succession of owners, including one who made silk top hats, have extended, reconfigured and enhanced the accommodation over time.
3. **Deceptively spacious** and **well-presented accommodation** with a gross internal measurement of 2080 sq ft (193.2 sq m).
4. A splendid **garden room** which not only affords great views over the garden, but cleverly links the kitchen and sitting room providing a natural flow between spaces – lovely for both everyday living and entertaining. Being open to the apex, it has exposed stone walls, stone floor and window cills. A doorway with attractive stone arch leads into a useful cloak room with access to the garage.
5. The welcoming **dining kitchen** is open to the garden room with the stone floor continuing and is fitted with base and wall units, pantry cupboard, pot sink, Neff gas ring with electric hobs either side and double oven with warming drawer, dishwasher and Smeg fridge/freezer. Off the kitchen is a useful **utility room** with a terracotta tiled floor, pot sink and a WC.
6. Generous **sitting room** - with oak floor, a multi-fuel stove set in a stone fireplace with flag hearth to one end and a range of fitted open bookshelves to the other. Centrally, there is a solid oak door with inset glasswork depicting a top hat, which was commissioned by a local artist. An oak staircase leads to the first floor.
7. **Sleep tight** - off the landing are two double bedrooms and a third single, currently used as an office/study. The spacious **principal suite** has a triple aspect **double bedroom**, with glazed double doors leading out to the stone steps with wrought railings and splendid far reaching views, a three piece en suite **shower room** and a **dressing room**, comprehensively fitted with bespoke open fronted wardrobes, shelving and drawers. **Bedroom 2** has a built-in cupboard currently used as a **laundry cupboard** with space and plumbing for a washing machine and condenser tumble drier. **Bedroom 3** is dual aspect and enjoys lovely garden and countryside views and is fitted with an oak desk, cupboards and drawers as well two double wardrobes. To complete the picture, there is a three piece **bathroom** having a roll top bath with shower attachment.
8. **Garaging and parking** - double wooden gates open to a gravel driveway with parking for two/three cars and a log store. The integral single garage has double open doors, power, light and large stainless steel work chests to one wall.
9. **Delightful, established and well stocked garden** to the rear with stone wall boundary providing privacy and seclusion. Level lawn, deep planted borders, fruit trees and timber shed. External stone steps with wood store.
10. **An accessible village and a great base** for exploring the magnificent Yorkshire Dales. For further information on the surrounding area, please see page 5.







Quiet rural village setting

An accessible rural setting surrounded by open countryside, **Masongill** is a picturesque hamlet situated within The Yorkshire Dales offering a quiet country lifestyle.

Nearby **Cowan Bridge** (1.7 miles) has a village shop/tea room, a village hall and gym.

With a post office/community shop, church and an active village hall, **Burton-in-Lonsdale** is 2.4 miles in the opposite direction off the A65.

Ingleton (3.1 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.

The market town of **Kirkby Lonsdale** (3.9 miles) has a great selection of amenities on offer with independent shops, popular restaurants and pubs, a post office, bank, churches and a well-regarded Booths supermarket.

Gateway to the Lake District, the historic market town of **Kendal** (17.1 miles) and the Georgian city of **Lancaster** (17.6 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.

Travel by car - Masongill is extremely convenient for road and rail links being c 0.3 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 (14.8 miles) or Lancaster (18.1 miles via A683).

Travel by air - with airports at Leeds Bradford (48.5 miles), Manchester (84 miles) and Liverpool (90.8 miles).

And for those who prefer to stay closer to home you will be spoilt for choice. Situated in the Yorkshire Dales and close to the Lake District National Park, the Lune Valley and Forest of Bowland National Landscape, it's perfect if you love any aspect of outdoor life. There are many lovely local walks from the village; of particular note is from the village to Tow Scar. For the more adventurous the famous Three Peaks (Ingleborough, Pen-y-ghent and Whemside), White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls are close by.

To find the property - from J36 of the M6, head east along the A65 towards Kirkby Lonsdale. After bypassing Kirkby Lonsdale and driving through the small village of Cowan Bridge continue for c. 2 miles and turn left signposted *Masongill 1/2 mile*. Follow the lane into Masongill, turn first left and Hatters Cottage is the second property on the right hand side. Continue past the property and turn right on to gravel driveway.

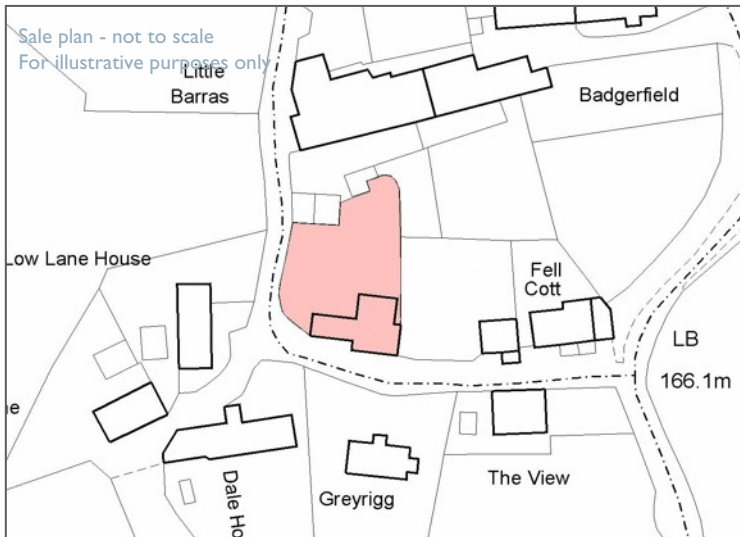
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Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a recently installed sewage treatment plant located within the property's boundaries
- Oil fired central heating with immersion
- Calor gas for the gas hob
- Mostly double glazed windows
- B4RN Broadband 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. This is fabulous if you are looking to work from home (and has made such a difference when trying to strike the live/work balance) or just stay connected with the outside world.
- External water taps





The finer details

Council Tax

Hatters Cottage is currently banded E for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

North Yorkshire Council

W: www.northyorks.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Tenure

Freehold, with vacant possession on completion

Please note

- Carpets, some curtains and blinds, curtain poles, wall mounted TVs in the garden room, kitchen and garage and two tool chests in the garage, washing machine and condenser dryer in the laundry cupboard in bedroom 2 are included in the sale
- The gun cabinet is available separately

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 = 193.2 sq m / 2080 sq ft
 (Including Garage)

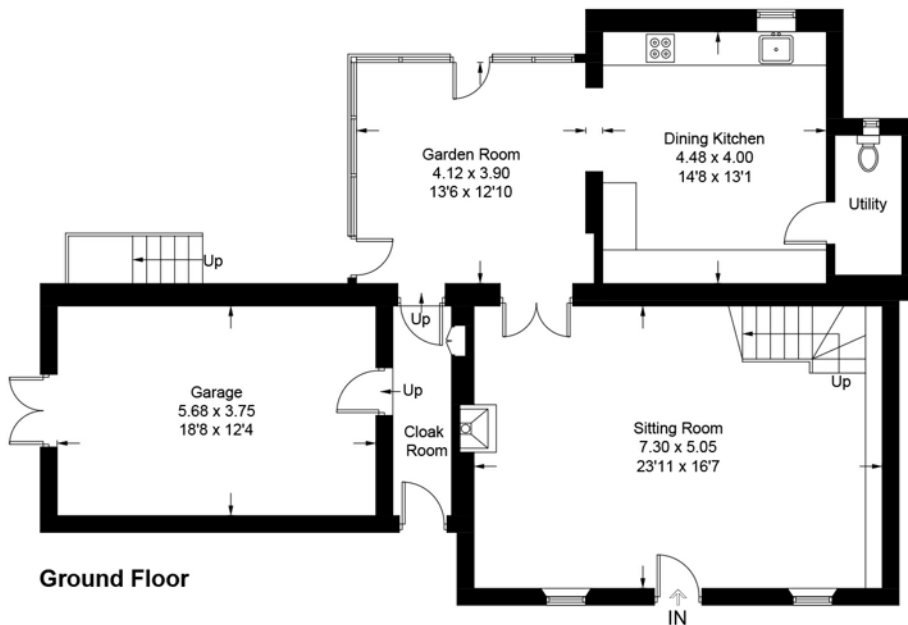
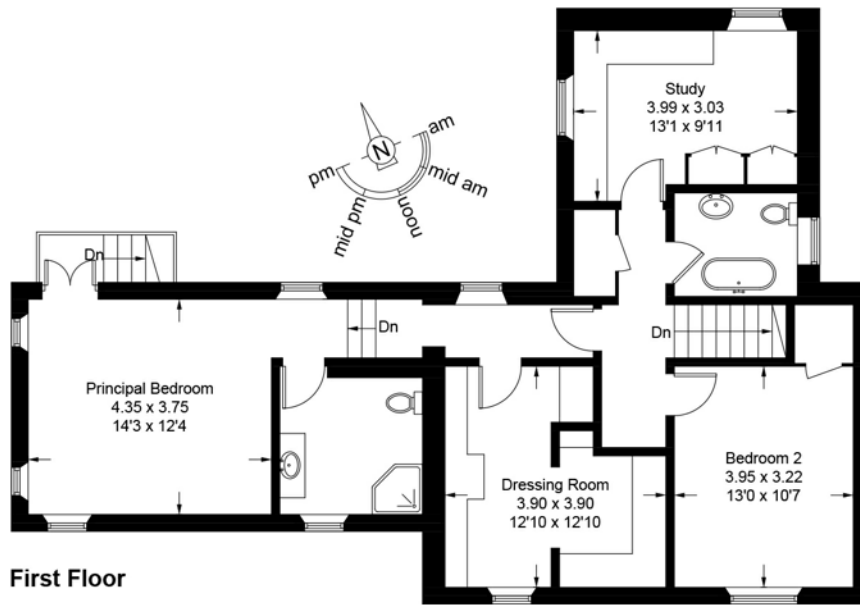


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1120932)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		74
(39-54)	E	55	
(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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