

## PINFOLD

Offers over £335,000

Casterton, The Yorkshire Dales, LA6 2RX

**A delightful, modern detached property bordering an open field with lovely aspect to the rear, situated within the heart of the sought-after village of Casterton.**

Light, bright and well-presented accommodation with front porch into hall, sitting room with porch off, kitchen, two double bedrooms, a third single and a three piece bathroom. Detached garage with adjacent parking space for one. Low maintenance gardens with rear courtyard, seating terraces and rockery.

**Tucked away in a quiet village setting within walking distance of the pub and church and close to the award winning Lune Valley town of Kirkby Lonsdale.**







Welcome to **PINFOLD**

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

1. **Detached, modern, light-filled property** tucked away within a small development of five properties with well-presented accommodation and a gross internal area of c. 789 sq ft (73.3 sq m) adjoining an open field to the rear. Large picture windows allow natural light to flood in.
2. **Come on in** to the front porch and into the hall. The sitting room with gas flame effect fire, is triple aspect and overlooks the open field to the rear. There is also an understairs cupboard providing useful storage. A porch with tiled floor and bench seat leads to the rear courtyard.
3. **Modern fitted kitchen** with base and wall units, quartz worktops, integral dishwasher, oven, grill and gas hob, space and plumbing for a washing machine and Luxury Vinyl Waterproof Tile in Oak Plank flooring.
4. **Sweet dreams** - off the first floor landing are two double bedrooms, a third single and a cupboard housing the boiler. Bedroom 1 has useful built-in wardrobes, with bedrooms 2 and 3 enjoying a lovely open aspect. There is also a modern three piece bathroom.
5. **Low maintenance private gardens** - a wrought iron gate leads to an east facing garden laid with slate chippings, a paved seating terrace and planted borders. To the south, is a paved courtyard with fell views and a potting shed. To the northwest bordering the parking area, is a planted rockery.
6. **Garaging and parking** - a semi-detached single garage with up and over door is situated to the north west of the property with an adjacent parking space for one.
7. **Village life** - Pinfold sits in the heart of the sought-after 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), independent school (Sedbergh Preparatory) and popular country pub (The Pheasant Inn).
8. **Nearby Kirkby Lonsdale** - this much sought-after and admired market town provides a good range of local facilities - shops, a weekly market, bank, schools, churches, Post Office, Boots supermarket, doctor's and dentists' surgeries, opticians, Boots Chemist and a great selection of pubs, restaurants and tea shops.
9. **Further afield** - access onto the M6 is at either J34 or J36 depending on the direction of travel. The A65 is 1.1 miles distant for travelling into Yorkshire, and Oxenholme (1.9 miles) and Lancaster (17.9 miles) have stations on the main west coast line with direct trains into London Euston, Manchester, Edinburgh and Glasgow. For air travel, Leeds Bradford Airport is 51.4 miles with Manchester Airport 81.9 miles and Liverpool Airport 87.4 miles distant.
10. **A stunningly scenic natural adventure playground** situated in the Yorkshire Dales and surrounded by magnificent countryside. This is an ideal location if you enjoy everything the great outdoors has to offer with many walking routes right on your doorstep. Also close by and perfect for day trips are The Lake District, the gently rolling Lune Valley and the Forest of Bowland National Landscape. If you fancy a coastal walk, the Arnsdale and Silverdale National Landscape, Grange-over-Sands and Morecambe Bay are not too far away.





## Useful information

- Main electricity, gas, water and drainage
- Gas central heating
- uPVC double glazed windows and doors
- Council Tax Band D
- Freehold, with vacant possession on completion
- Local Authority - Westmorland and Furness Council
- Planning Authority - The Yorkshire Dales National Park Authority

**To find the property** - from Kirkby Lonsdale on the A65 take the A683 signposted Casterton. On entering Casterton, proceed past The Pheasant Inn on the left handside, round the right hand bend in the road and take the second turning on the right. The garage and parking space is first on the left and the property is on the left handside.

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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.



## Pinfold, Casterton, LA6 2RX

Approximate Gross Internal Area  
73.3 sq m / 789 sq ft

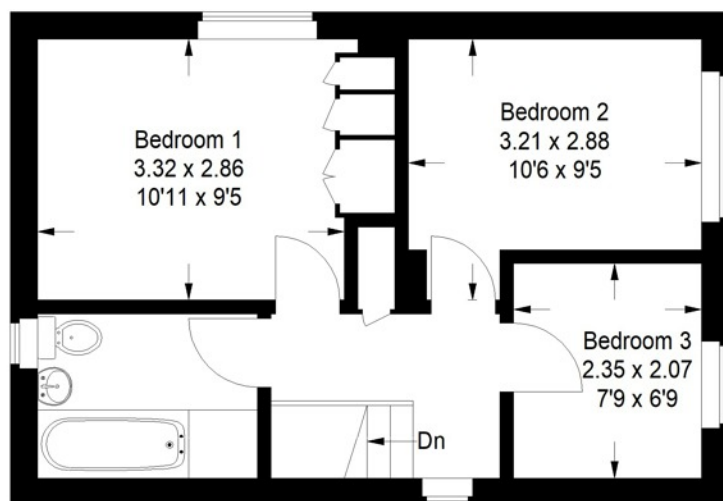


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1150292)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	70	
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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