

THE BIRCHES

£625,000

Cantsfield, LA6 2QT

In a tucked away location within the Lune Valley, an attached three storey character property with lovely gardens and attractive views.

Dating back to 1623 and Grade II Listed, here you have a successful blend of period house updated for modern day living with contemporary fixtures and fittings. The accommodation is stylishly presented and deceptively spacious with entrance hall, cloakroom, sitting room open to garden room, kitchen, three first floor bedrooms and a shower room, as well as second floor attic room with bathroom, currently used as an artist's studio but could be used as the principal bedroom. Ample driveway parking, small stone and slate outbuilding and lawn garden with planted beds.

Cantsfield is a gem of a hamlet, convenient and accessible between the A65 and A683 and so handy for road and rail links whilst giving you a rural lifestyle and the countryside.





Welcome to **THE BIRCHES**

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Here's our Top Ten reasons to love The Birches:

1. **Deceptively spacious** - this detached stone and slate property has a gross internal measurement of c. 1901 sq ft (176.6 sq m) set over three floors. The accommodation is immensely stylish and tastefully presented with the perfect mix of old and new.
2. **Character abounds** - dating back to 1623 and Grade II Listed, the property is bursting with original features. The Historic England entry has the comprehensive list but of particular note are the stone lintel above the sitting room fireplace, carved with the arms of the 'Cansfield family, *Isabel Cansfield DNI 1623*' and the first floor timber-framed partitions with depressed ogee doorheads and studded doors.
3. **Come on in to** the welcoming entrance hall with fitted cloaks cupboard and a two piece cloakroom.
4. **Attractively fitted kitchen** with a tall window, a range of base and wall units and integral appliances comprising induction hob, oven and grill, space for an American style fridge/freezer and undercounter washing machine. Off the kitchen is a store/plant room with hot water cylinder.
5. **Wonderful sitting room open to a contemporary garden room** - the generous sitting room has a woodburning stove set on a flagged hearth with two alcoves either side, one being shelved and a large window with oak window seat and shutters. The contemporary garden room with glazing to three sides (blinds to two sides) was added in 2016 - an excellent enhancement providing access to the garden, splendid views, seating and space for a dining table - the ideal spot to sit, relax and watch the birds!
6. **...and so to bed** - from the entrance hall, stairs lead to the first floor landing. Here you can see the part of the original staircase leading to the second floor. Off the main landing are double bedroom 2, with westerly aspect and walk-in wardrobe, and single bedroom 3. An inner landing leads to dual aspect double bedroom 1; being open to the apex, it's lovely and light with two conservation skylight windows, a picture window with working shutters and a westerly outlook and fitted wardrobes. There is also a modern three piece shower room with large walk-in shower.
7. **Second floor attic room** - a fabulous space currently used as an artist's studio with cruck beams, exposed stone walls, stone fireplace with wood burning stove, three conservation skylight windows and lovely open views. This could also be used as the principal bedroom as there is an en suite four piece bathroom and a storage area which could be a dressing area.
8. **Private parking** with gated access to a good-sized gravel parking area.
9. **Delightful garden** bordering open countryside to the south and lovely far reaching views to the north with level lawns, seating areas, planted beds and silver birch trees. There is a useful stone and slate outbuilding, ideal for storing logs and a timber garden shed, as well as a works area with oil tank and bin storage.
10. **In a hamlet setting, off the beaten track**, close to the Yorkshire Dales National Park and the Forest of Bowland and surrounded by magnificent countryside please turn to page 5 for more information on the area.







A picturesque, yet accessible rural hamlet

Surrounded by open countryside, **Cantsfield** is a small, attractive hamlet, in a Conservation Area within the scenically renowned Lune Valley on the A687 between the villages of Tunstall and Burton-in Lonsdale.

Tunstall (1.4 miles) has a church, village hall, tennis court and a popular pub, The Lunesdale Arms.

The village of **Burton-in-Lonsdale** (2.2 miles) has a community run shop and post office, a village hall, a sports pavilion and field.

The award winning market town of **Kirkby Lonsdale** (5 miles) is extremely popular and offers an abundance of independent shops, well-regarded restaurants and pubs, a post office, bank, a weekly market, Boots Chemist and Booths supermarket. There is also a range of commercial businesses represented in the town, as well as an optician's, two dentists and a large doctors' surgery.

The Georgian city of **Lancaster** (13.2 miles) with its impressive architecture offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, the Grand Theatre, concerts at the University and Priory Church as well as leisure and sports centres.

If you like fresh air and fun then you will be spoilt for choice. Situated close to the Yorkshire Dales, the Lake District National Park and Forest of Bowland National Landscape, the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists, horse riders, sailors and wild swimmers. If you fancy going coastal, Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.

This is a great choice for a family house, the nearest schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school but you'll also find Dallam School at Milnthorpe, a mixed comprehensive world school with state boarding and the Boys and Girls' Grammar schools at Lancaster. The area is also well served by private schools including Sedburgh, Giggleswick and Windermere.

Connectivity

By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Cantsfield with J34 of the M6 being 10.6 miles distant.

By train - on the main west coast line, Lancaster Station (13.7 miles) with direct services to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. There is also a station at Wennington (3.5 miles) on the Bentham Line, which runs between Leeds and Morecambe via Skipton.

By air - airports are at Leeds Bradford 49.3 miles, Manchester 73.5 miles and Liverpool 79.1 miles.

To find the property - from the A683, take the A687 towards Burton-in-Lonsdale. On entering Cantsfield, there is a village notice board and post box on the right. To the right of this are three drives, take the middle one and turn first left onto the private drive.

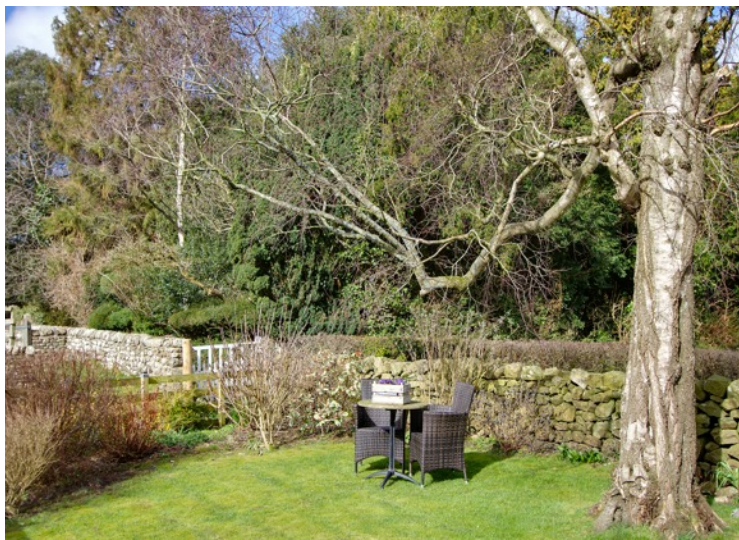
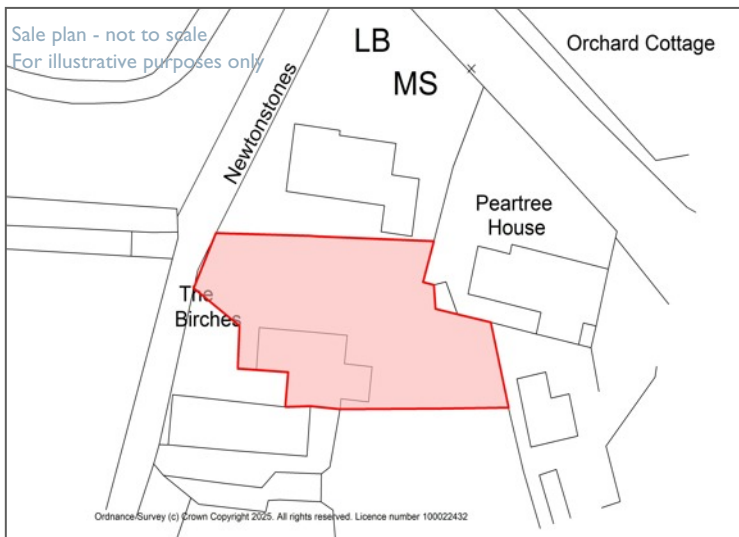
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Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a septic tank located within the property's boundaries
- Oil fired central heating
- Underfloor heating to ground floor with radiators to first and second floors
- Woodburning stove in the sitting room and second floor studio
- 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 b4m.org.uk.
- Double glazed windows in wooden frames
- Oak floor in the entrance hall, sitting room, garden room, kitchen, staircase and landing
- External lighting and power point
- External water tap





The finer details

Council Tax

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

Local and Planning Authority

Lancaster City Council

W: www.lancaster.gov.uk

Please note

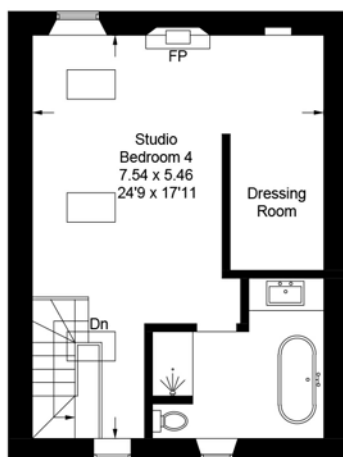
- Fitted carpets, curtains and blinds, curtain poles, light fittings and integral white goods are included in the sale
- Garden furniture, planters, troughs and chimney pots are available separately
- There is a right of way up the access track from the highway, which is within the ownership of a third party.
- The property is Grade II Listed - List Entry Number 1362542
- Some restrictive covenants apply - please ask the agent
- Freehold, with vacant possession on completion

Money Laundering

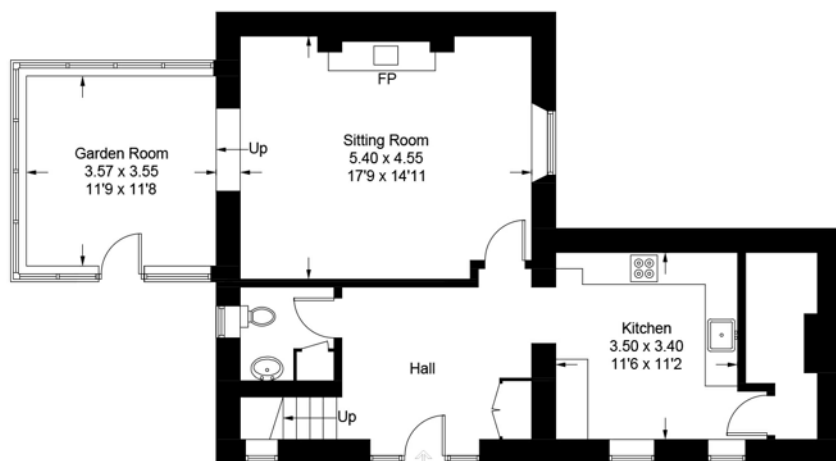
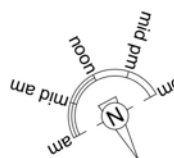
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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.

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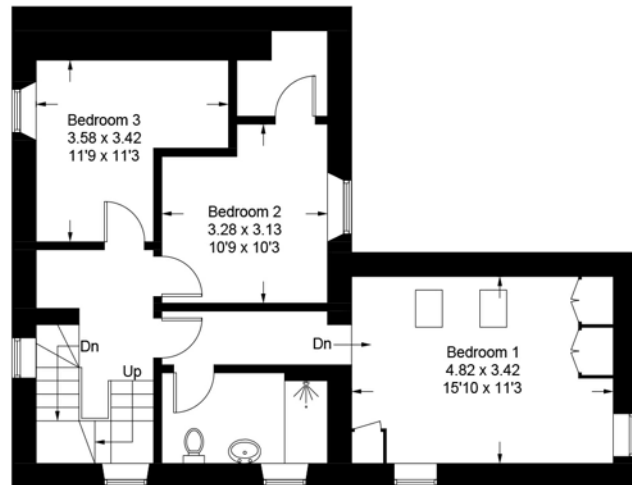
Approximate Gross Internal Area = 176.6 sq m / 1901 sq ft



Second Floor

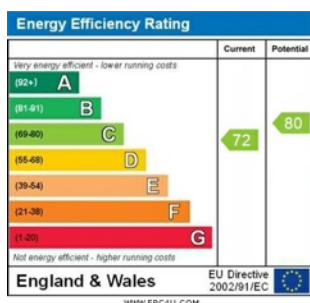


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179433)



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