

COULTERTHWAITE**OIEO £950,000**

Leck, near Kirkby Lonsdale, LA6 2HZ

A stunning four bedroom detached Victorian property set in beautiful informal gardens, enjoying uninterrupted views across parkland towards Leck Church and the fells to the rear and open fields to the front.

Sympathetically upgraded and extended since the current owners' purchase in 2012, the accommodation, set over three floors, is immaculately and stylishly presented offering a light and spacious, family friendly living space. Sitting room and dining kitchen open to a fabulous, contemporary garden room with floor to ceiling windows and doors out to the terrace, completely conducive to family life and the perfect entertaining space. There is also a utility/boot room and a cloakroom. To the first floor are three double bedrooms, one being en suite and a house bathroom, and to the second, a fourth double bedroom with shower room. Driveway parking for several cars, a stone and slate outbuilding and splendid woodland gardens to the rear with lawns, well-stocked borders, summerhouse, wildlife pond and stream with decked seating and flagged terraces.

Situated in a quiet, rural location on the outskirts of the Lune Valley village of Leck, close to Kirkby Lonsdale and within the Yorkshire Dales National Park.





Welcome to COULTERTHWAITE

OIEO £950,000

Leck, near Kirkby Lonsdale, LA6 2HZ

Enjoying splendid views over the delightful garden to the rear towards the church and fells beyond and across open fields to the front, Coulterthwaite embraces both its edge of village setting and a good degree of privacy.

An attractive village, Leck has a church and a primary school and nearby Cowan Bridge on the A65, has a small general store and a village hall within walking distance.

For those that don't know the charming Cumbrian market town of **Kirkby Lonsdale** (2.6 miles), it sits almost on the border of Cumbria, Lancashire and North Yorkshire, with a strong and thriving local community. It is also a popular destination for weekenders thanks to an extensive choice of eateries and boutique shops; there is also an excellent Booths supermarket, Boots Chemist, a bank, post office, as well as a doctor's and dentists' surgeries, and opticians.

The Lakeland market town of **Kendal** (15.7 miles) and the Georgian city of **Lancaster** (17.8 miles via the A683) provide a more comprehensive range of educational, commercial and recreational facilities.

It's perfect if you love any aspect of outdoor life - surrounded by the glorious and stunningly scenic countryside of the Yorkshire Dales National Park with The Lake District, the Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB) close by.

Putting education first - there is a primary school in Leck. Kirkby Lonsdale also has a primary school as well as the well-regarded Queen Elizabeth Secondary School. Sedbergh Preparatory School is in Casterton (3.2 miles) with Sedbergh School (12.2 miles). Giggleswick School is 14.6 miles distant and the Girls' and Boys' Grammar Schools are at Lancaster.

Connectivity

Hop in the car - access to the M6 is either at J36 (8 miles) or 35 (12.6 miles) depending on the direction of travel. For travelling east/west, the A65 is 0.3 miles distant.

Travel by train - the nearest station on the west coast main line is at Oxenholme (13.3 miles) or Lancaster (18.4 miles) with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Historic Carnforth Train Station (13.4 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness and Leeds.

For jetting off - Leeds Bradford Airport is 48.9 miles distant, Manchester Airport 82.7 miles and Liverpool Airport 88.3 miles.

To find the property - from the A65 at Kirkby Lonsdale heading east, enter Cowan Bridge and at the cross roads, turn left signposted Leck. Proceed for c. 0.3 miles, turn right onto Coulter Beck Lane and Coulterthwaite is on the left.

What3Words reference: *///respects.bits.broth*







A stunning Victorian property with splendid open views

Situated on a quiet country lane, within delightful landscaped gardens, Coulterthwaite is a handsome detached Victorian property surrounded by open countryside on all sides and glorious open views to the front and rear.

Sympathetically upgraded since the current owners' purchase in 2012, the accommodation is set over three floors with a gross internal measurement of c. 2444 sq ft (227.1 sq m). The property was extended and enhanced further with the addition of a fabulous, contemporary garden room with floor to ceiling sliding doors and picture windows to three sides, overlooking the garden and pond and taking advantage of the splendid open aspect.

Original Victorian character has been retained with tall ceilings, cornice, dado and picture rails, decorative mouldings, arch with corbels in the entrance hall, four panelled doors, deep skirtings and cast iron, wooden and marble fireplaces, one with decorative tiled slips. These blend charmingly with modern appointments and finishes.

Immaculately and stylishly presented, the rooms are light and spacious offering family friendly and incredibly sociable living spaces, perfect for 21st Century living.

Let us walk you round...

Come on in through the enclosed, part glazed **porch** in to the **entrance hall**. Off here is the atmospheric, dual aspect **sitting room** with recessed shelving, marble fireplace with woodburning stove and a westerly outlook across open fields.

Across the hall is the **dining kitchen**, previously two rooms but now opened up to create a lovely sociable space for entertaining family and friends. The light and bright, dual aspect dining area has a glazed door out to the garden and enjoys westerly and southerly views. There is also a wooden fireplace with woodburning stove.

The **kitchen** has original built-in cupboards, a dresser unit and an island unit with granite worktop, sink unit and integral refrigerator. The cream two oven Rayburn is set in a tiled former fireplace. Dividing the kitchen and garden room is a breakfast bar with integral wine cooler.

The **garden room** is a stunning addition with floor to ceiling picture windows to four sides and a large skylight. There are sliding doors to the northern elevation out to the seating terrace and splendid views across the gardens and parkland towards the church and fells. For colder evenings, there is a stone fireplace with slate hearth and wood burning stove.

To the rear is a **utility room/boot room** with base and wall units, Belfast sink, space for a washing machine and a two piece **cloakroom** off.

From the hall, the full return staircase with picture window and lovely views of the garden and church, leads to the first floor landing. Off here are three double bedrooms and a house bathroom. The **principal bedroom**, overlooking open fields to the front, has built-in wardrobes to one wall and an **en suite** three piece shower room. **Bedroom 2**, also has views to the front and a period fireplace with **bedroom 3** having fitted wardrobes and garden views.

The four piece **house bathroom** has a roll top bath and an airing cupboard housing the hot water cylinder.

The staircase continues to the second floor with generous **bedroom 4** being open to the apex with an **en suite** three piece shower room, both with dormer windows and far reaching views. The shower room also has useful under eaves storage.

Outside space

A cattlegrid leads into the gravel drive with **ample parking**, planted and raised beds, beech hedge and a screened oil tank and bin store to the north.

Beautifully manicured gardens

To the west is a **walled fore garden** with central gate and flagged terrace.

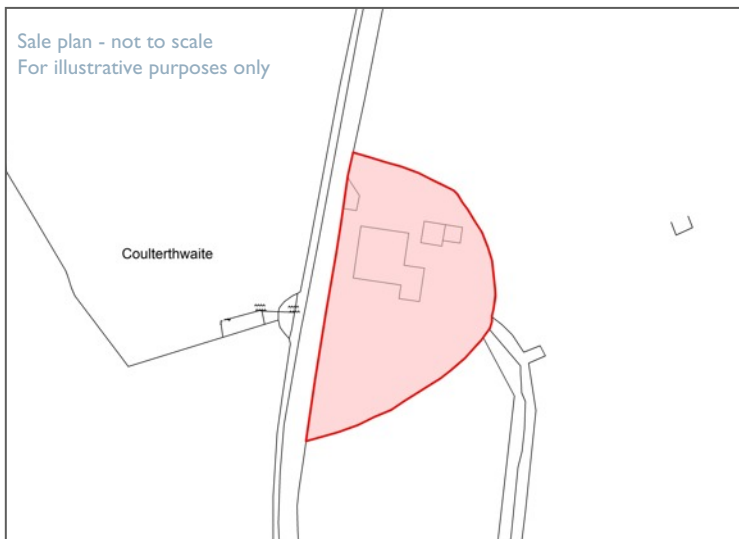
To the east, is a **stone and slate outbuilding** with a small lean-to. A tiered flagged terrace leads down to a large **wildlife pond**, and **lawned gardens** which wrap around to the south. There are planted beds, mature trees, a **seating terrace** with access from the dining kitchen and wooden **summerhouse**.

Also to the south, is a separate **vegetable garden**.

Services and specification

- Mains electricity and water
- Private drainage to a septic tank located within the property's boundaries
- Oil fired central heating with wood burners in the sitting room, garden room and dining area
- B4RN Broadband connected - perfect for remote and hybrid working. 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.
- Double glazed sash windows and a picture window on the staircase set in hardwood frames
- Marble tiled floor in the dining kitchen and hall
- Security alarm
- Outside power
- Outside water tap





The finer details

Council tax

Coulterthwaite is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Lancaster City Council

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

Planning Authority

Yorkshire Dales National Park Authority

T: 0300 456 0030 W: www.yorkshiredales.org.uk

Please note

- Fitted carpets, some light fittings, Rayburn and integral refrigerator are included in the sale
- Curtains, blinds, curtain poles, light fittings and white goods are available by separate negotiation
- Freehold, with vacant possession on completion
- Some internal images taken in February 2023

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.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

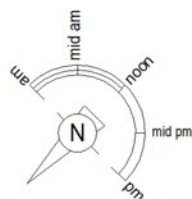
www.davis-bowring.co.uk

davis &
bowring

estate agents

Coulterthwaite, Leck, LA6 2HZ

Approximate Gross Internal Area = 227.1 sq m / 2444 sq ft



= Reduced headroom below 1.5 m / 5'0"

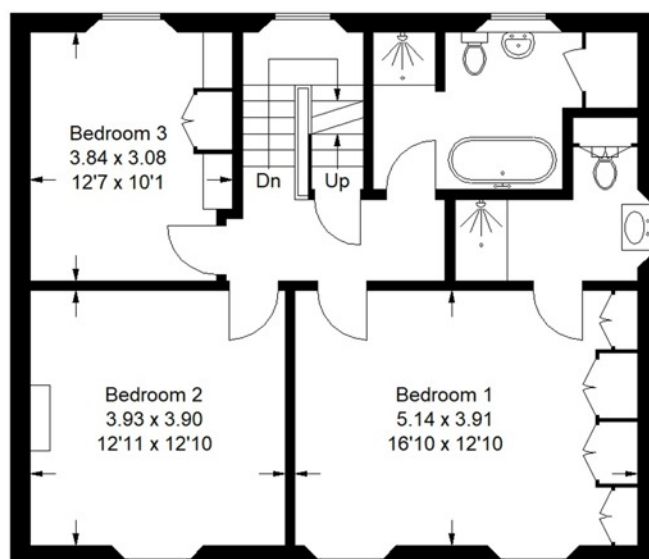
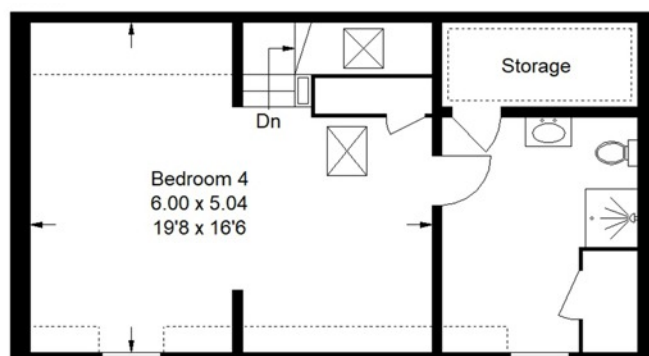
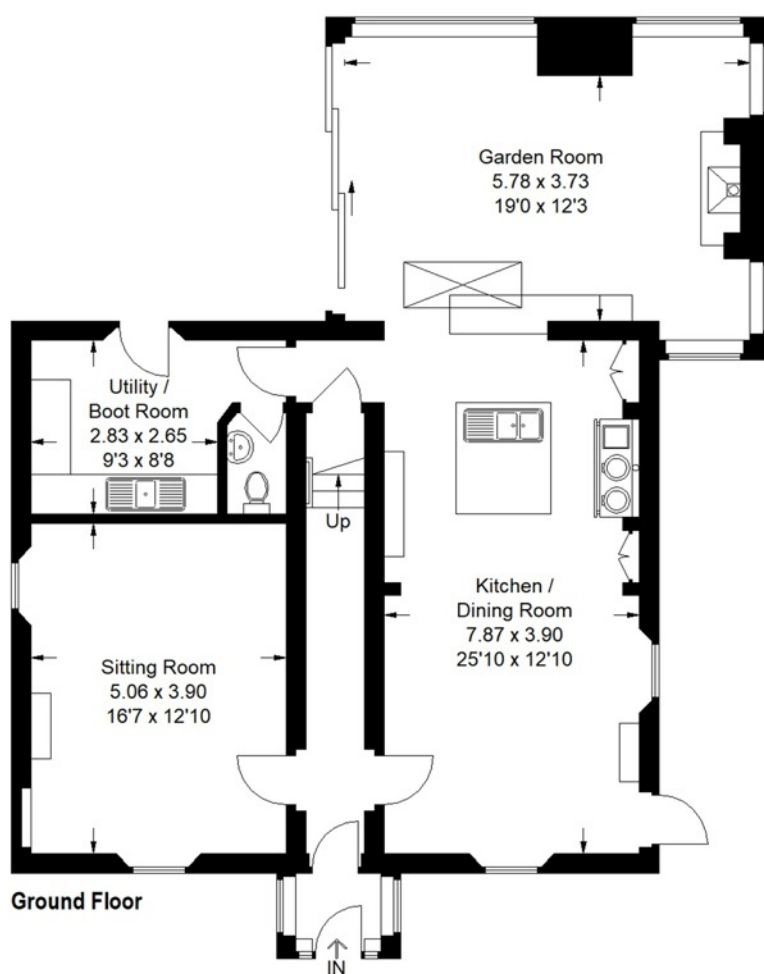
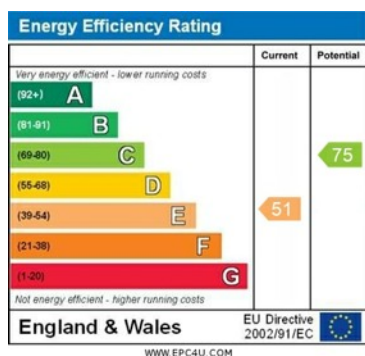


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID936119)



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.