

MASONGILL COTTAGE

£875,000

Masongill, The Yorkshire Dales, LA6 3NN

A Dales gem - a stunning, stone and slate detached cottage with literary connections in a private and secluded village setting and beautiful gardens.

Dating back to 1792, with a host of character features, the cottage has been upgraded and reconfigured since the current owners' purchase to create an immensely stylish and welcoming home. Generous and light rooms with a drawing room, study, sitting room, dining room, breakfast kitchen, laundry room, boot room, cloakroom, principal bedroom suite with walk-through dressing room and en suite shower room, two further doubles, a fourth single and a house bathroom. Single garage, excellent parking provision and delightful cottage gardens divided into 'rooms' with lawns, mature planting, seating terrace, greenhouse, wildlife garden with large pond and vegetable beds, orchard and woodland. In all, c 0.42 acres (0.17 hectares).

In an attractive and peaceful, rural village, being convenient for the A65, the M6 and Kirkby Lonsdale.





Welcome to **MASONGILL COTTAGE**

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Situated within The Yorkshire Dales National Park, **Masongill** is a small, picturesque village surrounded by open countryside, offering a quiet country lifestyle.

Nearby **Cowan Bridge** (2.8 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 3.1 miles in the opposite direction off the A65.

Ingleton (2.6 miles) is a tourist destination with a choice of eateries, pubs, gift shops, an outside heated pool (open May to September), a primary school, a church, doctor's surgery, Seasons Bakery, Co-op and an Asda Express/petrol station.

The sought-after Cumbrian market town of **Kirkby Lonsdale** (3.9 miles) has a great selection of amenities on offer with independent shops, popular cafes, restaurants and pubs, a post office, bank, churches and a well-regarded Booths supermarket, as well as a Boots Chemist, opticians, doctor's and dentists' surgeries. For sports enthusiasts, there are golf, cricket and rugby clubs.

Known as the Gateway to the Lake District, the historic market town of **Kendal** (17.6 miles) and the Georgian city of **Lancaster** (19.2 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.

Putting education first - there are primary schools in Ingleton, Leck and Kirkby Lonsdale with secondary schools in Kirkby Lonsdale and Settle. Lancaster is home to the Boys' and Girls' grammar schools and independent schools are at Sedbergh (with the Preparatory School in Casterton) and Giggleswick.

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, 35 or 36, depending on the direction of travel.

Travel by train - with the nearest West Coast railway line stations at either Oxenholme (15.9 miles) or Lancaster (19.8 miles via A683).

Travel by air - with airports at Leeds Bradford (47 miles), Manchester (85.3 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 National Park and close to the Lake District National Park, the Lune Valley and Forest of Bowland National Landscape (formerly know as an AONB), 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 Wharfedale), 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, bear round to the right and the entrance to Masongill Cottage is on the right hand side before heading out of the village.

What3Words reference: ///happening.decorated.audio







Dreaming of village life?

Picture perfect in every way...

Bearing the name of the scenic village in which the property is situated, Masongill Cottage is a stunning property inside and out, enjoying an enviable, private and secluded setting with the most delightful cottage gardens.

Dating back to 1792, the house has a strong connection to the creator of Sherlock Holmes, Sir Arthur Conan Doyle, whose mother Mary lived at the house from 1882 to 1917 and the famed author was a frequent visitor. It is believed there are a number of references to the area in his literary works.

The property is also mentioned in various other literary works including Alfred Wainwright's *Wainwrights Limestone Country*, a book with original instructions and route maps for the limestone country in the Wharfedale, Ingleborough and Pen-y-ghent areas of Yorkshire.

Sensitively upgraded and reconfigured since the current owners' purchase in 2017, the property is very well-maintained with beautifully presented interiors. The accommodation is set over two floors having a gross internal measurement of 2491 sq ft (231.4 sq m) with a welcoming feel and lovely flow of rooms; it's extremely light too with tall windows and some dual aspect rooms.

Character features (substantial studded entrance door, arch recesses, picture and dado rails, stone cill, period fireplaces with decorative tiled cills, two staircases) have been retained and complement the modern appointments.

Let us walk you round...

Come in through the front door with leaded canopy and into the **hall**.

Off to the left is the **drawing room**, a lovely light room with an Adam style fireplace and open fire with a marble hearth and an arched shelved recess. An open arch leads to a **snug/office** with a glazed door set into a stone arch leading out to the garden.

Opposite the drawing room, is the generous **sitting room** with a stone fireplace and woodburning stove. There is also a useful understairs cupboard. Off the sitting room and perfect for entertaining family and friends, is an atmospheric **dining room**, which the current owners created from a lean-to workshop.

The **breakfast kitchen** is also off the sitting room - fitted with base and wall units with granite worktops, a Belfast sink, White Everhot stove and integral appliances including a fridge, microwave and dishwasher.

There is a **boot room** with tiled floor and access to the garden - practical for muddy boots and dogs.

A **rear hall** with boiler and understairs cupboard leads into a **cloakroom** with cloaks cupboard and then into a **laundry room** with base and wall units, Belfast sink and undercounter space for washing machine and tumble drier.

There is also a rear staircase to the first floor, however the main, **extra-width staircase** rises between the drawing and sitting rooms to the split landing.

To the west, is the **principal bedroom suite** with a generous, dual aspect bedroom, small gallery overlooking the staircase, walk through dressing room and a three piece shower room.

To the east, are **double bedrooms 2 and 3** and **single bedroom 4**. There is also a three piece **house bathroom** with a roll top bath and shower over.

Outside space

There are **two entrances** - a private gravel drive, which leads to a large parking and turning area and this has access with double, five bar timber gates onto the lane to the rear as well as the **single garage**, (20'5 x 12'6 [6.25 m x 3.83 m]) with timber doors, power and light. There is also a gravel area to the rear with log store and a parking space to the front.

The private, south facing **cottage gardens**, c 0.42 acres (0.17 hectares) are divided into 'rooms' and are an absolute delight.

A clematis covered stone arch with wooden gate leads into the main garden area, which is laid to lawn with gravel paths, a circular flagged seating terrace, a greenhouse, mature shrubs and well-stocked borders. A wooden picket fence with wrought iron arch leads through to an orchard and into a woodland area with lawn, spring bulbs, mature trees and a wooden bench enjoying a splendid outlook across neighbouring parkland.

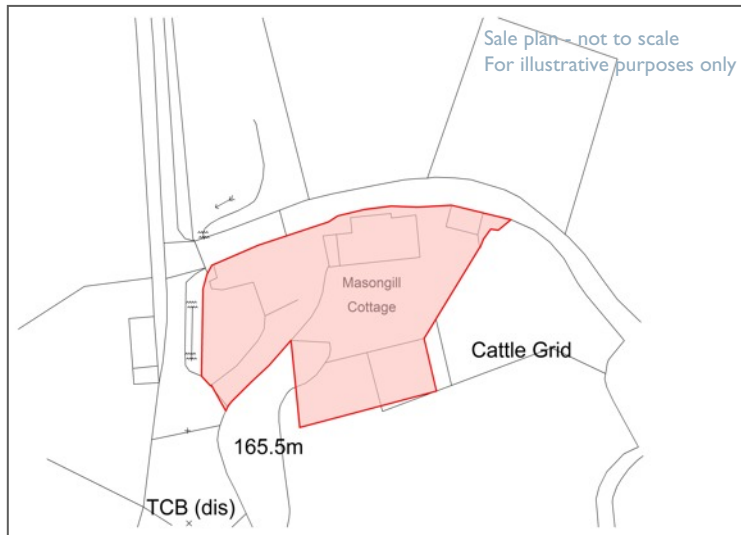
To the east, is a small informal area with lawn and a seating terrace with bench from which to enjoy the sunsets.

To the west across the drive, is a wildlife garden with large pond and vegetable garden with raised beds.

Services and specifications

- Mains electricity
- Mains metered water
- Private drainage to a septic tank located within the property's boundaries
- Oil fired central heating, open fire in the drawing room and wood burner in the sitting room
- 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.
- Double glazed windows
- External water tap





The finer details

Council Tax

Masongill Cottage is currently banded G 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

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

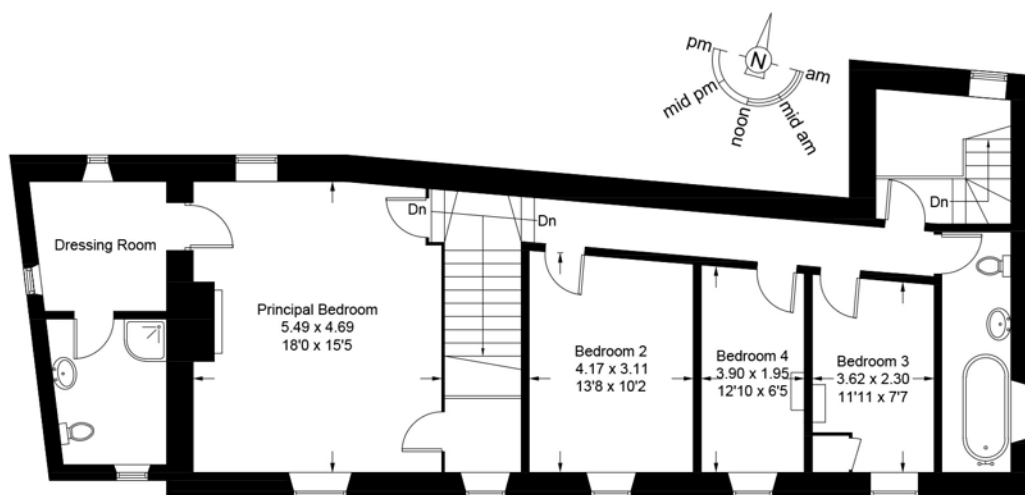
- Fitted carpets, blinds, curtain poles, light fittings and corner cupboard in the sitting room are included in the sale
- Free standing white goods and garden furniture are available separately
- Freehold, with vacant possession on completion

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 = 234.8 sq m / 2527 sq ft

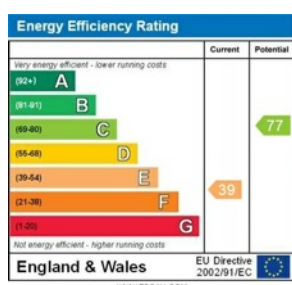


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1190834)



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