

## GRAGARETH

£495,000

5, Carus Park, Arkholme, LA6 1AY

**Tucked away in a quiet and picturesque cul-de-sac setting, a detached property set in a good-sized plot with lovely gardens and open views.**

Built in the late 1960's and not seen on the open market, this two storey property offers spacious, light filled accommodation with a flexible and sociable layout and potential to refurbish and upgrade. Ground floor entrance hall open to sitting/dining room with access to a covered balcony, breakfast kitchen, a double bedroom and bathroom. To the lower ground floor, a living room with doors open to the garden, a study/home office, two doubles and a large single bedroom, bathroom and laundry room. Large garage with undercroft, driveway parking and delightful gardens bordering open countryside with lawns, mature trees and seating terraces.

**Within one of the Lune Valley's prime villages, highly accessible for Lancaster and Kirkby Lonsdale as well as road and rail links.**







## Welcome to **GRAGARETH**

**£495,000**

### 5 Carus Park, Arkholme, LA6 1AY

1. **A quiet and picturesque cul-de-sac setting** occupying a good-sized plot of c. 0.45 acres (0.18 hectares) - one of eight individual properties built in the late 1960's, sold as plots and built to individual design and specification.
2. **Incredibly light and bright** - there are big windows and glazed doors framing the splendid garden and countryside views as well as allowing natural light to flood in.
3. **Spacious accommodation and great layout flow** - appearances are deceptive; the front elevation shows a bungalow but No. 5 is actually two storeys with an approximate gross internal area of c. 1944 sq ft (180.6 sq m) to include the garage and undercroft. The sociable living space and adaptable layout will suit you and your family's requirements. It's also ideal for single storey living with a bedroom and bathroom on the ground floor.
4. **In the same family for nearly 60 years** and on the open market for the first time, this detached property has been very well maintained but offers the new owners an opportunity to refurbish and upgrade to create a contemporary home for the 21st century.
5. **Come on in** - a covered entrance leads into a hall with cloaks cupboard. The hall is open to the sitting/dining room - an 'L' shaped room with picture windows and glazed doors out to the covered wooden balcony; its the perfect spot to sit and enjoy the views. There is access to the breakfast kitchen from the dining area and off the hall. The kitchen is fitted with base and wall units and has a lovely outlook to the front.
6. **Lower ground floor** - from the hall, a staircase with wrought iron balustrade leads down to the hall off which is a store cupboard, laundry room, study/home office and a living room with double open glazed doors out to the terrace and garden.
7. **Sweet dreams** - there are three double bedrooms and a large single. One of the doubles is on the ground floor. Bedrooms 1 and 4 have a splendid outlook across the garden, with bedrooms 1 and 2 also having built-in double wardrobes. There are two house bathrooms, both with coloured suites and one with a linen cupboard.
8. **Generous gardens** bordering open countryside to the east and having an open outlook to the south with large lawns, mature trees and planted beds, a seating terrace, a meandering path, spring bulbs and the most fabulous magnolia tree. To the front, a level lawn, seating terrace and a discreet area for bin storage.
9. **Garaging and parking** - there's driveway parking for two cars and a large, detached garage with an electric up and over door, workbench, power and light. With external access at the rear, you'll find a useful undercroft/potting shed with work bench, power, light, water and boiler.
10. **Highly sought after and accessible Lune Valley village location** - being situated just 6 miles from the M6, the location is convenient for Lancaster, road and rail links. For additional information on the surrounding area please see page 5 of our brochure.

*This is definitely one not to miss if you are looking for a good-sized property in a generous plot with huge potential to upgrade.*













## Arkholme, in the heart of the picturesque Lune Valley

**Do you know Arkholme?** It's lovely and has been a favourite for families over the years. The Main Street was described as 'a very pretty street' in Nikolaus Pevsner's 'Buildings of England, North Lancashire'. Main Street is a cul-de-sac and so doesn't get any through traffic, which is part of the special appeal particularly if you have children and pets.

Arkholme is one of only two **Thankful Villages** in Lancashire and is located on the B6254 between Kirkby Lonsdale and Camforth. Only 6 miles from J35 of the M6 it is **handy for motorway** commuters and generally getting about. It is one of the most popular Lune Valley villages having a **strong sense of local community**, reinforced by the school, village hall and The Bay Horse Country Inn.

Within a **Conservation Area**, the village is a great choice for families with a well-regarded primary school in the village.

Queen Elizabeth Secondary School in Kirkby Lonsdale and the Grammar Schools in Lancaster have bus stops on the main road. Widen your choice with independent schools at Sedbergh (with the preparatory school in Casterton) and Giggleswick.

The attractive Cumbrian market town of **Kirkby Lonsdale** (5.6 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office and a well-regarded Booths supermarket, Boots Chemist, doctor's and dentists' surgeries as well as an optician.

If you're seeking bright lights, then the market town of **Kendal** (18.6 miles) and the city of **Lancaster** (10.7 miles) provide a more comprehensive range of educational, commercial and recreational facilities.

**Let the train take the strain** - Oxenholme (19.4 miles) and Lancaster have stations on the main West Coast line with a direct line to London Euston, Manchester, and Manchester Airport, Edinburgh and Glasgow. For travel on the Leeds to Morecambe line, there's a station at Wennington (6.5 miles).

**Jetting off** for air travel, airports are at Leeds Bradford (55.7 miles), Manchester (72.9 miles), or Liverpool (78.4 miles)

If you love to **embrace the great outdoors** you've found the perfect place - for keen walkers, the Lune Valley Ramble Footpath is on the doorstep, just over 16 miles from Lancaster to Kirkby Lonsdale taking in some beautiful undulating scenery - this is particularly lovely if you live in the village and have a dog - a daily walk along the river bank could hardly be better! To the east are the **Yorkshire Dales**, to the west is the **Lake District** and to the south, **The Forest of Bowland National Landscape** (formerly an AONB); you've also the **Silverdale and Arncliffe National Landscape** and **Morecambe Bay** if you like a coastal walk.

**To find the property**, from Kirkby Lonsdale, head south on the B6254 through Whittington. On entering Arkholme turn opposite The Bay Horse pub onto Main Street and proceed to near the end. Carus Park is on the left with Gragareth tucked away in the right handside corner.

*What3Words reference: ///saving.direction.should*



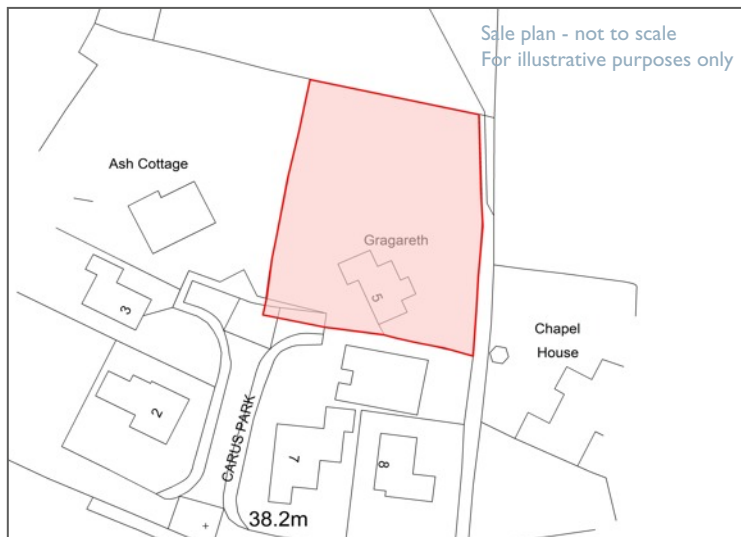
## Services and specifications

---

- Mains electricity, gas and water
- Drainage to a Klargetser sewage treatment plan shared with nine other properties located in a field directly behind 4 Carus Park
- Gas central heating with gas fire in the sitting room and a wood burning stove in the living room
- B4RN Broadband is available - 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](http://b4rn.org.uk)
- uPVC double glazed windows and external doors
- External lighting







## The finer details

### Council Tax

Gargareth, 5 Carus Park 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](http://www.lancaster.gov.uk)

### Please note

- Carpets, light fittings, curtains, curtain poles, cooker and white goods are included in the sale
- The ride on and larger lawn mower and some items of furniture are available separately. The small lawnmower is specifically excluded.
- There is a public footpath running on the edge the eastern boundary of the property.

### 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.

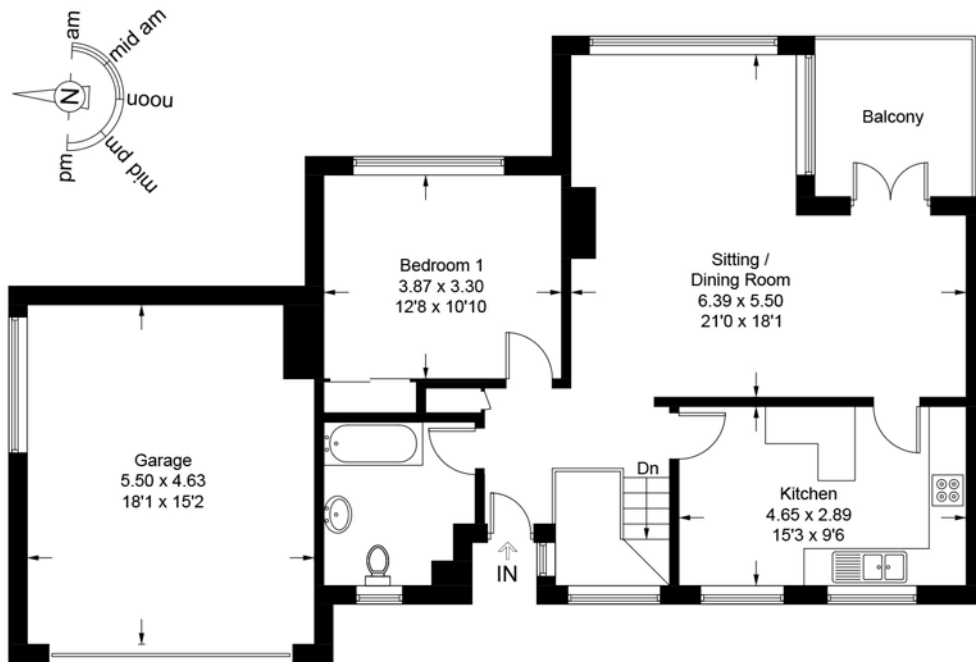


## Gragareth, 5 Carus Park, Arkholme, LA6 1AY

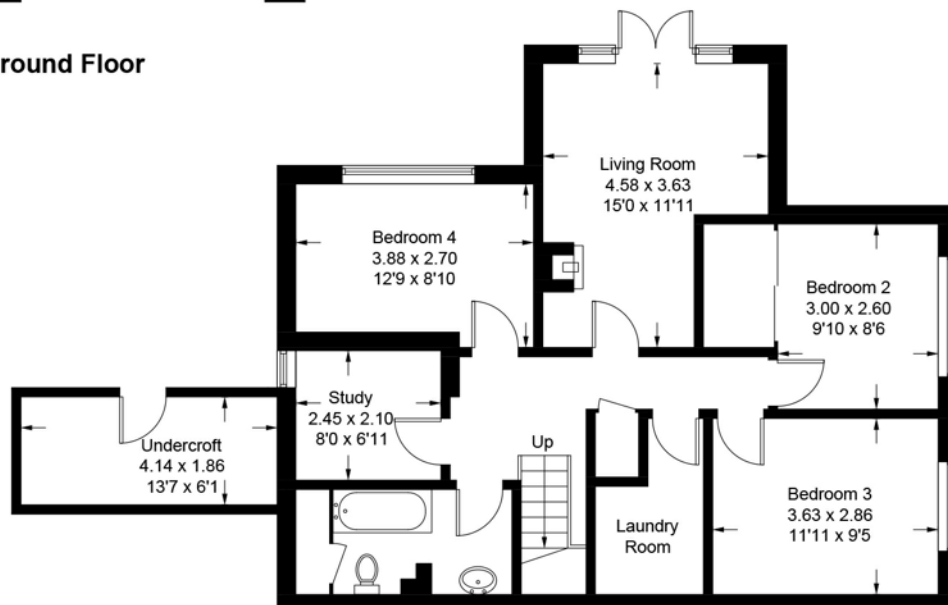
Approximate Gross Internal Area = 147.8 sq m / 1591 sq ft

Garage / Undercroft = 32.8 sq m / 353 sq ft

Total = 180.6 sq m / 1944 sq ft



Ground Floor



Lower Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	79
England & Wales		
www.epc4u.com		

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.