

UNDERCROFT

£525,000

Arkholme, LA6 1AU

A charming double fronted, detached Grade II Listed stone and slate cottage.

Upgraded since the current owners' purchase in 2017, the well-proportioned character accommodation is set over two floors with two reception rooms, dining kitchen, cloakroom/laundry room, a good-sized landing, three double bedrooms and a house bathroom. There's also an attached single garage, off road parking for one and a pretty cottage garden with small outbuilding and seating terrace.

One of the most popular and accessible villages within the Lune Valley with a primary school, church and village hall.





Welcome to **UNDERCROFT**

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

1. **Grade II Listed** double fronted detached property offering character accommodation with period features such as original six panel and boarded doors, sash windows, ceiling beams and hooks, picture rail, a period alcove cupboard and stone fireplace.
2. **Picturesque Conservation Area village** - Undercroft is situated on Main Street, described as 'a very pretty street' in Nikolaus Pevsner's Buildings of England, North Lancashire.
3. **Well-proportioned accommodation** set over two floors with a gross internal area of 1642 sq ft (152.6 sq m).
4. **Two reception rooms** - a spacious, dual aspect sitting room has a sandstone fireplace with open fire, oak floor, recessed shelving, and built-in bookshelves and cupboards. The dining room, which is also dual aspect, is currently used as a playroom/snug.
5. **Modern dining kitchen** - fitted with a range of units, granite worktops, double electric oven, induction hob, integral dishwasher and pot sink. There is bench seating to one end with built-in storage. A stable door leads to a rear porch.
6. **Practical laundry/cloakroom** - with access to the rear terrace and garage, a useful space with tiled floor, a two piece suite and space for a washing machine and tumble drier.
7. **And when the day is done...** off the enclosed staircase, there is a good-sized landing with space for a desk/work station and a loft hatch with pull down ladder providing access to the boarded loft space. There are three double bedrooms; bedroom 1 has wardrobes to one wall (they are not fitted but could be included in the sale) and bedroom 3 has oak floor boards. To complete the picture, there is a three piece bathroom.
8. **Cottage gardens** - there is a lawned foregarden with planted borders and a central path. To the rear, is a flagged seating terrace with a stone wall boundary and to the side, a delightful, south east facing, walled garden with a level lawn, mature planting and a small stone and slate outbuilding, ideal for log storage. There is gated access from the front around to the rear.
9. **Garaging and parking** with an attached single garage having an electric up and over door, power, light and a cold water tap.
10. **If it's access to open countryside you're seeking** then the the Lune Valley, Yorkshire Dales and Lake District National Parks and the Forest of Bowland National Landscape are all within reach. For information on the surrounding area, please see page 5.







Sought-after Lune Valley village

Do you know Arkholme? It's lovely and has been a favourite for families over the years. 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.

Within a **Conservation Area**, Arkholme is one of only two **Thankful Villages** in Lancashire, consequently, no war memorial.

Located on the B6254 between Kirkby Lonsdale and Camforth and only 5.8 miles from J35 of the M6, it is extremely **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 village hall, church and well-regarded primary school.

Queen Elizabeth Secondary School is 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** (5.3 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office, bank 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** (18.4 miles) and the city of **Lancaster** (10.4 miles) provide a more comprehensive range of educational, commercial and recreational facilities. The city is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Let the train take the strain - Oxenholme (19.2 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 the historic station at Camforth (6.2 miles).

Jetting off for air travel, airports are at Leeds Bradford (55.6 miles), Manchester (72.7 miles), or Liverpool (78.2 miles)

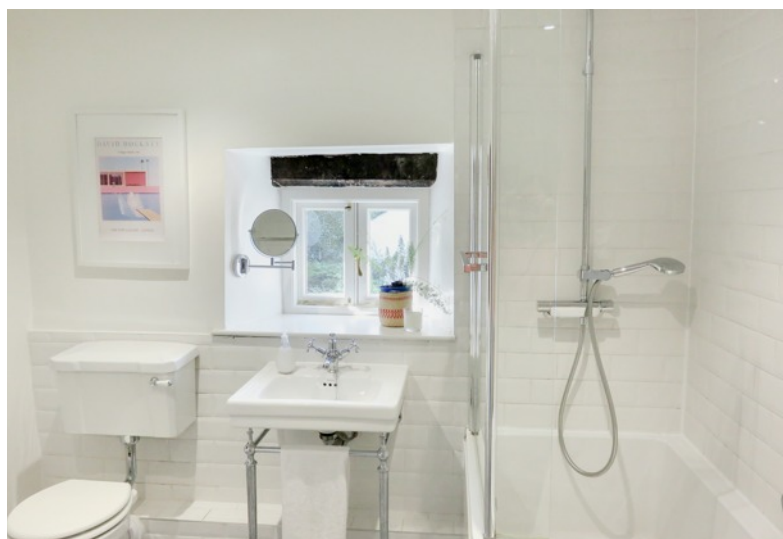
If you love to **embrace the great outdoors** you've found the perfect place - for keen walkers, the Lune Valley Ramble Footpath is on the doorstep, just over 16 miles from Lancaster to Kirkby Lonsdale taking in some beautiful undulating scenery - this is particularly lovely if you live in the village 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 Arnside National Landscape** and **Morecambe Bay Estuary** if you like a coastal walk.

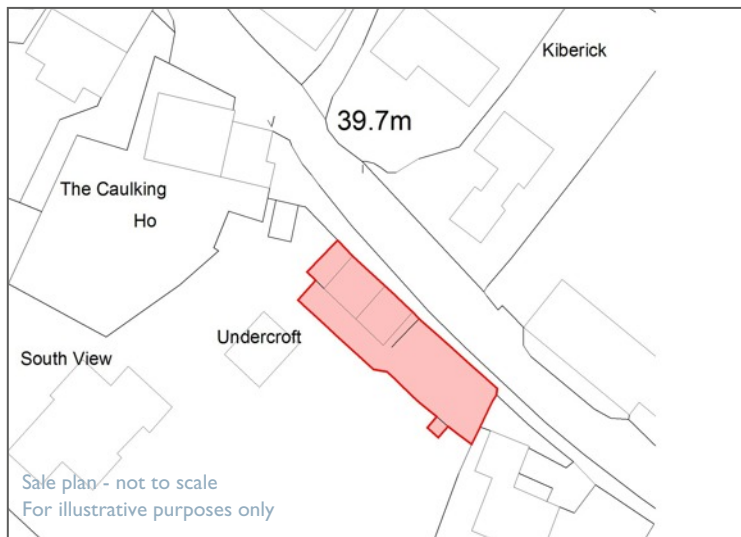
To find the property, from Kirkby Lonsdale, head south on the B6254 through Whittington. On entering Arkholme, turn left after the school onto Main Street and Undercroft is the third property on the right hand side after the turning to The Herb Gardens.

What3Words reference: ///sapping.manliness.consented

Services and specifications

- Mains electricity and gas
- Mains metered water
- Private drainage to a sewage treatment plant, located within the property's boundaries.
- Gas central heating with open fire in the sitting room
- A combination of single and double glazing
- 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.
- Cold water tap in the garage





The finer details

Council Tax

Undercroft 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

- Carpets, blinds, curtain poles, fridge/freezer, dishwasher and wardrobes in bedroom 1 are included in the sale
- Light fittings and the Samsung Frame TV may be available separately
- The property is Grade II Listed - List Entry Number 1071700
- 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.

Undercroft, Arkholme, LA6 1AU

Approximate Gross Internal Area = 152.6 sq m / 1642 sq ft
(Including Garage)

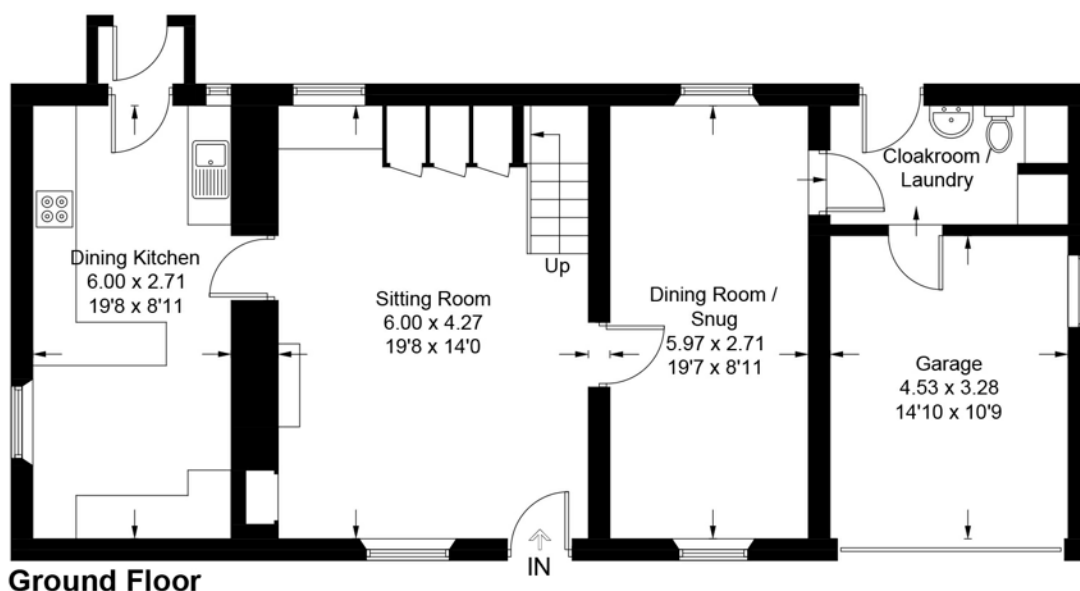
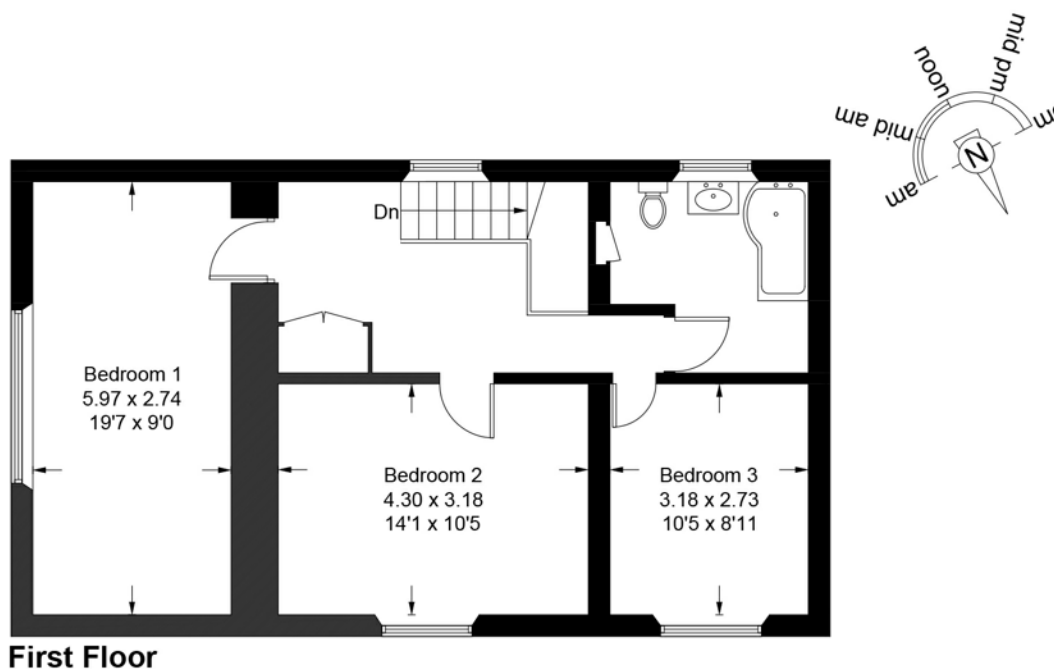


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