

MANSERGH HOUSE

£685,000

Borwick, LA6 1JR

Situated in a picturesque village setting with splendid far-reaching views to the rear, a charming Grade II Listed, double fronted property with immense potential to upgrade and extend with consent in perpetuity, lovely gardens, a detached Coach House and adjacent paddock.

Spacious and characterful accommodation is set over four floors with hall, two/three receptions rooms, kitchen, utility room and shower room, cellar room, three bedrooms, house bathroom and large attic room. Planning consent to extend and reconfigure the layout. A detached stone and slate Coach House providing garaging and an attached lean-to store also has consent to convert into a two/three bedroom ancillary dwelling. Private gated drive with parking for two cars, delightful gardens, gardener's WC and small outbuilding. An adjacent paddock c. 0.77 acres (0.31 hectares) bordering Lancaster Canal. In all, 0.95 acres (0.38 hectares).

A highly accessible Conservation Village, convenient for road and rail links.





View from bedroom 3

Welcome to **MANSERGH HOUSE**

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Retaining a timeless quality, Borwick is a picturesque and popular village, and home to the 16th Century Grade I Listed manor house Borwick Hall, now used as a residential outdoor education and conference centre.

Nearby **Carnforth** (2.8 miles) with lots of services and plenty going on. Here you'll find a choice of supermarkets; Booths, Aldi and Tesco, and a good range of independent shops.

Burton-in-Kendal (3 miles) offers a good range of local amenities; a Post Office selling a basic selection of provisions, a popular butcher's shop, bowls and tennis clubs, the Kings Arms public house as well as a thriving and busy village hall and a primary school.

The attractive Cumbrian market town of **Kirkby Lonsdale** (8.6 miles) has a great selection of amenities on offer with independent shops, popular restaurants and pubs, a post office, bank, churches, florists, Boots chemist, doctor's and dentists' surgeries, an opticians and a well-regarded Booths supermarket.

The historic Georgian city of **Lancaster** (9 miles) and the gateway to the Lake District, the historic market town of **Kendal** (14 miles) are within commuting distance; both provide a wider range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Primary schools are at Carnforth and Burton-in-Kendal with secondary schools in Kirkby Lonsdale, Carnforth and Milnthorpe with Girls' and Boys' grammar schools in Lancaster. Independent schools are at Sedbergh and Windermere.

Well placed for all the area has to offer - situated close to the beautifully scenic Lakes and Dales National Parks, Amside and Silverdale National Landscape (formerly known as an AONB) and Morecambe Bay Estuary, there is so much to see and do. From the village, the navigable reaches of the Lancaster Canal can be explored.

Highly accessible if you want to travel further afield...

By car - J35 of the M6 is 2.7 miles to the south.

By train - there is a station at Lancaster on the West Coast line and at Carnforth on the Leeds to Barrow line.

By air - Leeds Bradford airport (58.7 miles), Manchester airport (69.5 miles) and Liverpool (75.1 miles).

To find the property - at J35 of the M6, take the A601(M) and at the first roundabout, take the first exit continuing on the A601(M). At the second roundabout, take the second exit onto the A6 and at the third roundabout, take the third exit onto Borwick Lane. Continue over the canal bridge and into the village. Bear left and Mansergh House is the third on the left, opposite the village green.

what3word references - ///reported.splashes.homework





A charming double fronted village property with huge potential

Bursting with original character and charm, Mansergh House is a detached Grade II Listed property situated in a picturesque village setting overlooking the green, with lovely far reaching views across the rear garden and paddock towards Warton Crag.

The well-loved property has been in the same family's ownership since the early 1900's and offers the next custodians an exciting and rewarding opportunity to create a home for the 21st Century, tailored to meet their needs and tastes.

The accommodation is spacious, being set over four floors, with a gross internal measurement of 2331 sq ft (216.5 sq m) to include the cellar.

Character features remain with ceiling beams, six panel pine doors, architraves, skirting boards, recess cupboard in the snug and arch in the hall, an oak door with Suffolk latch, window seats, exposed stone walls, a Westmorland window overlooking the garden and an attractive staircase.

There is immense potential to upgrade and remodel the current layout. In addition, there is planning and listed building consent to extend at the rear and enhance the accommodation further with a dining kitchen with glazed doors providing direct access out to the garden.

There are also plans to create a cloakroom to the ground floor and add an external door from the utility room, create an en suite shower room to the first floor and a large bedroom with shower room to the second floor.

A detached former Coach House currently provides storage and stabling but consent has also been granted to convert to a two bedroom property, ancillary to Mansergh House.

A material start has been implemented and so both consents are now valid in perpetuity, which is hugely advantageous for the future owners. Please see proposed plans on page 5 and the details are as follows;

Mansergh House - 20/01054/FUL and 20/01055/LB dated April 2021 for the erection of a single storey rear extension.

The Coach House - 21/01070/FUL and 21/00415/LB dated November 2021 for change of use of coach house to ancillary dwellinghouse (C3) in association with Mansergh House.

Plans show for a ground floor sitting room, kitchen, dining room/bedroom 3 and cloakroom, with two double bedrooms and a bathroom to the first.

Let us take you on a guided tour...

Mansergh House

An open porch and substantial door with four toplights leads into the **hall**.

The **sitting** and **dining rooms** are to the front of the house, both with open fireplaces and open aspect across the village green. The dining room has previously been used as a **fourth bedroom** and has a three piece en suite **shower room**.

The **kitchen** is, to the rear and has a lovely view out over the garden. It is fitted with a range of base and wall units with Stoves oven and grill, halogen hob, integral dishwasher and refrigerator.

The **snug**, also to the rear, has a range with tiled hearth and door to rear porch. Off the snug is a utility room with boiler, sink unit

The **cellar** c. 165 sq ft (15.3 sq m) with stone bench is also accessed of the hall.

The staircase leads up to the first floor landing to **three double bedrooms**; bedroom 2 has a pedestal wash basin and bedroom 3 has splendid far reaching views.

A staircase leads to the second floor attic room with conservation skylight window.

The Coach House

Situated to the west of the property is a detached stone and slate coach house providing garaging, with a gross internal measurement of c. 616 sq ft (57.2 sq m). The coach house is part double height with original cobbled floor, two loose boxes, feeding mangers, sliding door, and a store is situated to the rear with flagged floor and fireplace. There's also an attached lean-to store.

Outdoor space

To the front, wrought iron gates lead into a walled and paved **fore garden**.

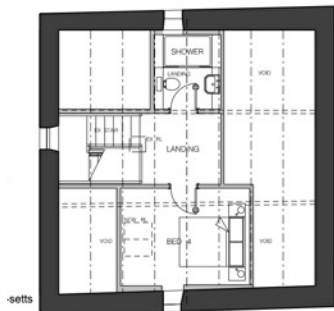
A gated driveway to the south of the property leads to rear parking and turning area. The **west facing gardens** are laid to lawn with a central path, delightful herbaceous borders, seating terraces, gardener's WC and stone and slate outbuilding.

The adjoining **paddock**, c. 0.77 acres (0.31 hectares) lies to the west, gently sloping and bordering the canal - perfect if you want to keep a few sheep or chickens.

In all, 0.95 acres (0.38 hectares).

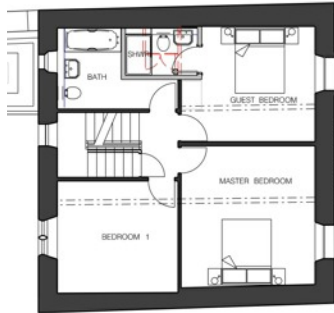


Proposed plans for the single storey extension and revised layout

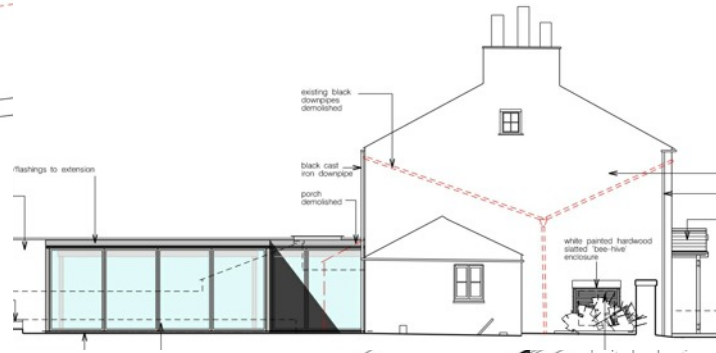


ATTIC FLOOR PLAN

Permitted roofline to left roof lineage colour RAL 7016



FIRST FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION



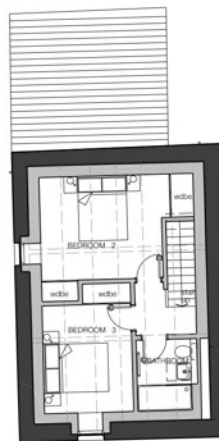
SECTION AA



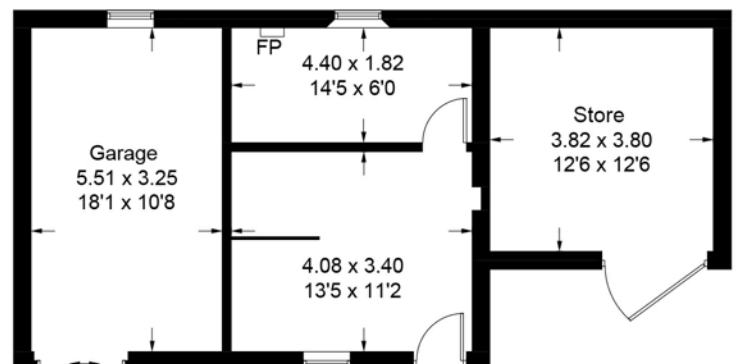
EAST ELEVATION



Proposed floor plans and elevations for The Coach House



FIRST FLOOR PLAN



Existing floor plan of The Coach House

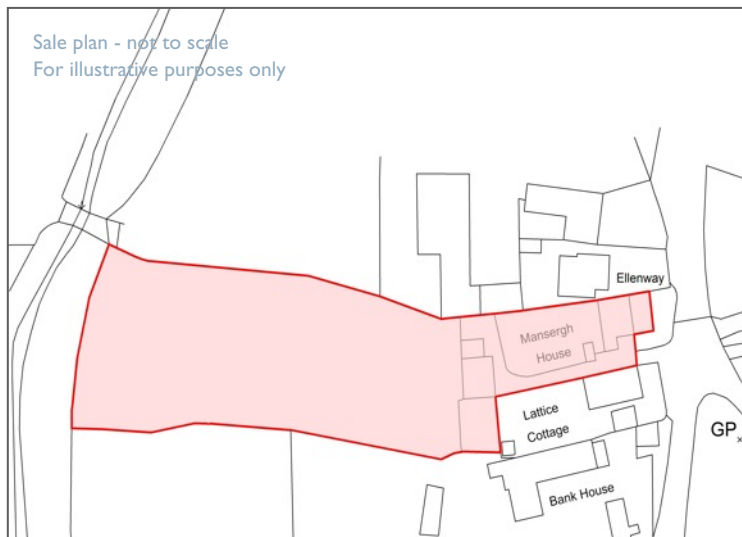
Services and specifications

- Mains electricity and water
- Oil fired central heating
- Private drainage to a recently installed sewage treatment plant located within the property's boundaries
- Open fires in the sitting room, snug and dining room
- A combination of single glazed windows with secondary glazing and some double glazed windows
- B4RN Broadband is available, presently not 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.





Adjacent paddock



The finer details

Council Tax

Mansergh House is currently banded F 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

- Sold as seen
- The property is Grade II Listed - List Entry Number 1362426
- Borwick lies within a Conservation Area
- 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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Kirkby Lonsdale
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Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

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davis &
bowring

estate agents

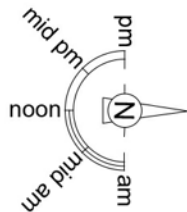
Mansergh House, Borwick, LA6 1JR

Approximate Gross Internal Area = 201.2 sq m / 2166 sq ft

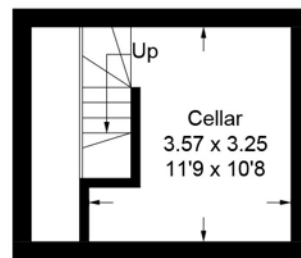
Cellar = 15.3 sq m / 165 sq ft

Coach House = 57.2 sq m / 616 sq ft

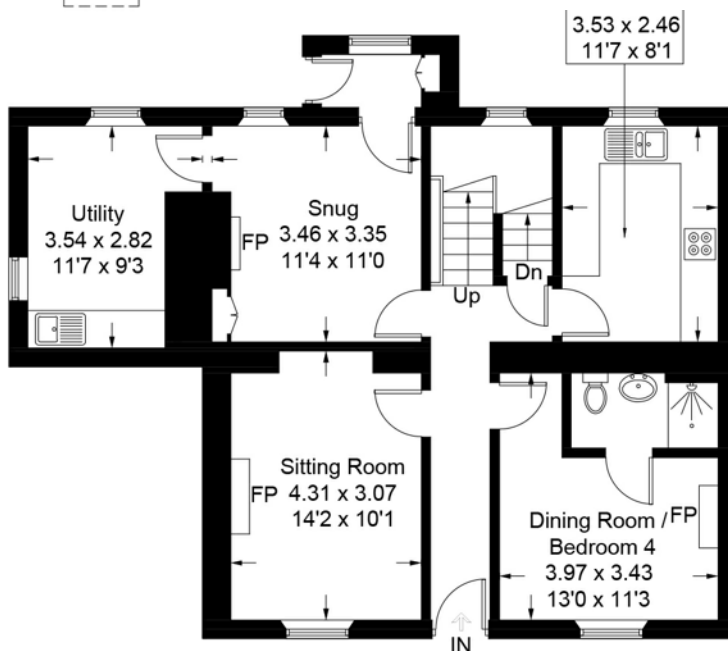
Total = 273.7 sq m / 2947 sq ft



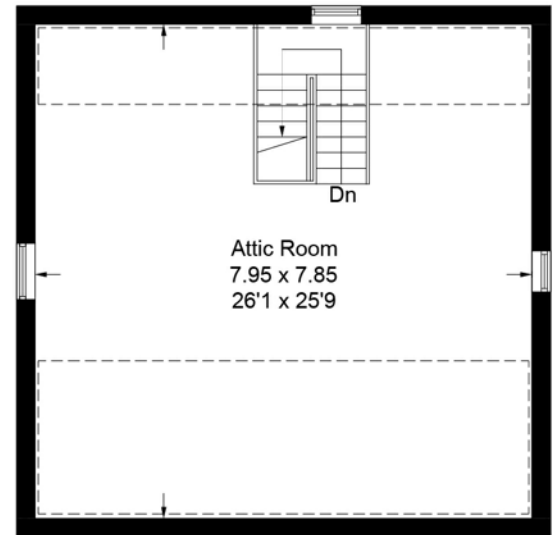
Existing layout



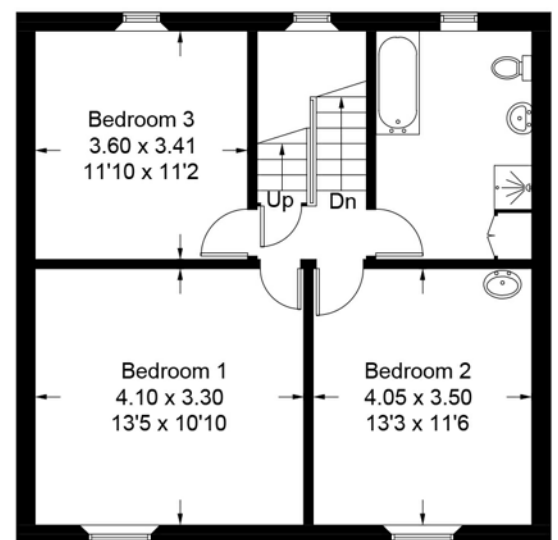
[Dashed line] = Reduced headroom below 1.1m **Cellar**



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1219646)

| 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 | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |
| www.epc4u.com | | |

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