

LOW LANE HOUSE

£935,000

Leck, The Yorkshire Dales National Park, LA6 2JA

Situated in a private, scenic setting, a handsome detached stone and slate former farmhouse with an abundance of character, outbuildings, splendid views and delightful gardens.

Dating back to 1851 with earlier origins, not seen on the open market in over 50 years, and now offering an exciting opportunity to upgrade, reconfigure or extend the current accommodation. Three reception rooms, dining kitchen, utility, cloakroom and cellar, principal en suite bedroom, three further doubles and a bathroom, and large second floor attic room. A detached stone and slate bank barn providing garaging, a store and former ice house to the ground floor and a workshop and further storage to the first. Single storey outbuilding with gardeners' WC and wash house. Two gated entrances, gravel drive providing excellent parking provision and lovely gardens with large lawns, mature planting, an arboretum with specimens trees, flagged terrace, greenhouse and wooded bank. In all, 0.91 acres (0.37 hectares).

This is a wonderful family house in a highly accessible Dales village, convenient for road and rail links.





Welcome to **LOW LANE HOUSE**

£935,000

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Enjoying the best of both worlds, Low Lane House is situated in an exceptionally private countryside setting, yet is highly accessible for road and rail links.

An attractive rural village, **Leck** has a church and a primary school, both in the name of St Peter. Nearby **Cowan Bridge** on the A65, has a small general store and a village hall.

For those that don't know the charming Cumbrian market town of **Kirkby Lonsdale** (3 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 an opticians and doctor's and dentists' surgeries.

The Lakeland market town of **Kendal** (16 miles) and the Georgian city of **Lancaster** (16.7 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; there are many lovely walks from the door and of particular note are the Three Peaks (Ingleborough, Pen-y-gent and Whemside), which are close by. Along with The Lake District National Park, The Lune Valley and Forest of Bowland National Landscape (formerly known as an AONB) there's something for everyone to enjoy.

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 (3.4 miles) with Sedbergh School (12.6 miles). Giggleswick School is 14.7 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 (8.8 miles) or 34 (14.2 miles) depending on the direction of travel. For travelling east/west, the A65 is 0.6 miles distant.

Travel by train - the nearest station on the west coast main line is at Oxenholme (13.7 miles) or Lancaster (17.3 miles) with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Historic Camforth 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 49.2 miles distant, Manchester Airport 77.1 miles and Liverpool Airport 82.7 miles.

To find the property - from Kirkby Lonsdale head east along the A65. Proceed into the small village of Cowan Bridge and at the cross roads, immediately after passing the village shop, turn left signposted **Leck**. Continue for 0.4 miles, keeping left opposite the right hand turning to the church, then turn left onto Low Lane, turn first left and left again. Low Lane House is the property on the left. Please pass the blue gate and take the second drive to the front of the house.

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A hidden gem

With the sound of Leck Beck flowing in the distance and set in generous gardens, Low Lane House and detached two storey barn is situated in a private and picturesque rural location.

The detached stone and slate former farmhouse as it stands was rebuilt in the mid 19th century (there is a plaque above the front door with the initials JYT /85/) but a single storey to the south and currently housing the kitchen remains of the much earlier farmhouse. Previously tenanted by a pioneering farming family for many years and later purchased from the Leck Estate in 1972 by the current owners' parents, Low Lane House has been a well-loved home for over 53 years.

For comfortable family living, the generous accommodation is set over four floors with a gross internal measurement of c. 3064 sq ft (284.7 sq m) to include attic, cellar, wash house and gardeners' WC.

With a welcoming feel, Low Lane House is bursting with warmth, charm and original features (mullion windows, stone flag floor, recess arch and arch in the hall, panelled doors, decorative architraves, cornicing, picture rails, sash windows with working shutters and some with seats, panelled window reveals, recessed bookshelves, marble fireplaces in the drawing and sitting rooms, one with decorative tiled slips, a wonderful built-in bureau and cupboards with panelled doors in the sitting room, parquet floor in the dining room and the only room with a north-facing window, terracotta tiled floor in the rear hall, ceiling hooks in the dining room and rear hall, a full return staircase with oak handrail and tall window and decorative period cast iron fireplaces in two of the bedrooms). In the detached bank barn there is a vaulted former ice house, believed to be one of four remaining in Lancashire.

The property and outbuildings now offer an exciting opportunity for new custodians to enhance, upgrade, extend (subject to the relevant consents) and make their own.

We certainly recommend that you view, meanwhile let us take you on a tour...

Come on into the open fronted **porch** with bench seating, through the part glazed door with shutters and into the **hall**. On the left is the **drawing room** with woodburning stove and overlooking the garden. To the right and also with an outlook across the garden is the **sitting room** with open fire.

The **dining room**, enjoying a lovely open view across neighbouring countryside, can be accessed via an inner hall or the rear hall.

Off the rear hall is the triple aspect **dining kitchen** with base and wall units, wood and tiled works tops, a blue two oven Aga, undercounter dishwasher, freestanding fridge/freezer and bench seating.

There's a **utility/laundry** area with washing machine and condenser drier and a separate two piece **cloakroom**.

Enclosed stone steps lead to the **cellar** with stone bench, power, light and a historic well.

The full return staircase leads to the first floor **landing** with airing cupboard. All four double bedrooms enjoy splendid garden and countryside views. The **principal bedroom** has a modern **en suite shower room** and there is a four piece **house bathroom**.

An enclosed staircase accessed off the half landing leads to a large second floor **attic room** with undereaves storage and three skylight windows.

Outdoor space

There are **two gated entrances** to the northeast and northwest of the property with a gravel drive providing excellent **parking provision**.

Situated to the east of the house is a two storey **bank barn**, c. 1049 sq ft (97.5 sq m); to the ground floor is a **large single garage** with cobbled floor, up and over door, power and light, a large **store** with double open doors housing the oil tank and to the rear, a former **ice house** with hatch to one end. To the first floor is a **workshop** with external steps and a large **room** accessed from the rear banking, which could be used as home office/gym/hobby/games room.

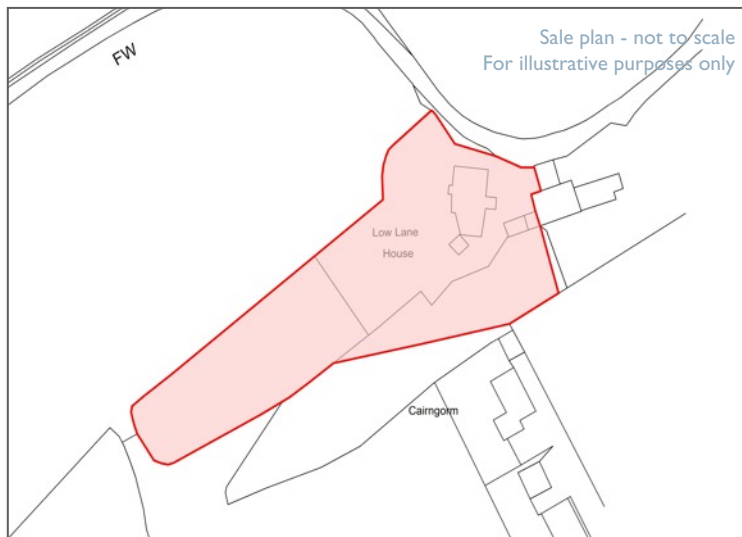
To the south-west is a single storey stone and slate outbuilding with **gardeners' WC** and former **wash house** with original wash tub and cold water tap.

The **gardens are a true delight** - being walled to three sides, there are level lawns, a flagged terrace, mature planting with a wide selection of perennials, an arboretum with a selection of specimen trees and a greenhouse. Stone steps lead up to an attractive wooded bank. In all, 0.91 acres (0.37 hectares).

Services and specifications

- Mains electricity with Economy 7 tariff
- Mains water
- Private drainage to a septic tank located within the property's boundaries. Please note no formal investigation has been carried out as to the operation of the sewerage system and septic tank, these may not meet the current General Binding Rules 2020 and the property is being sold on this basis. All parties must ensure that their lenders are aware of this before submitting an offer
- Oil fired central heating
- Open fire in the sitting room and wood burning stove in the drawing room
- Electric Aga
- A combination of single, secondary and double glazing
- 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





The finer details

Council Tax

Low Lane House is currently banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Lancaster City Council

W: www.lancaster.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- Carpets, curtains, blinds, curtain poles, light fittings and white goods are all included in the sale
- Restrictive covenants apply - please ask the agent
- 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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Carnforth
Lancashire LA6 2HH

015242 74445

sales@davis-bowring.co.uk

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bowring

estate agents

Low Lane House, Leck, LA6 2JA

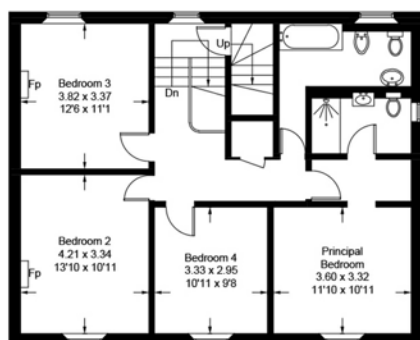
Approximate Gross Internal Area = 196.5 sq m / 2115 sq ft

Cellar = 16.9 sq m / 182 sq ft

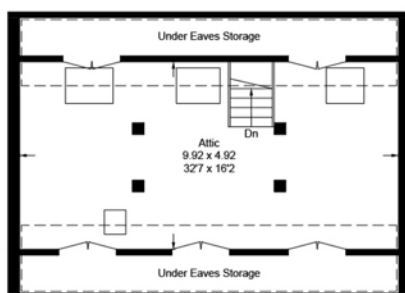
Attic = 71.3 sq m / 767 sq ft

Outbuildings = 97.5 sq m / 1049 sq ft

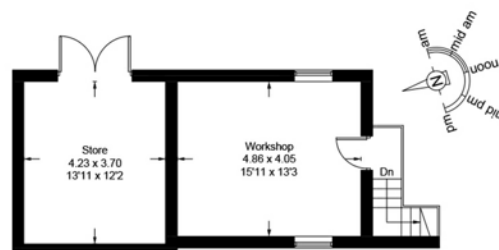
Total = 382.2 sq m / 4113 sq ft



First Floor

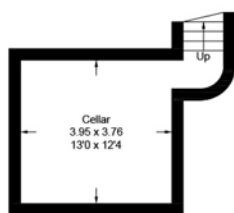


Attic

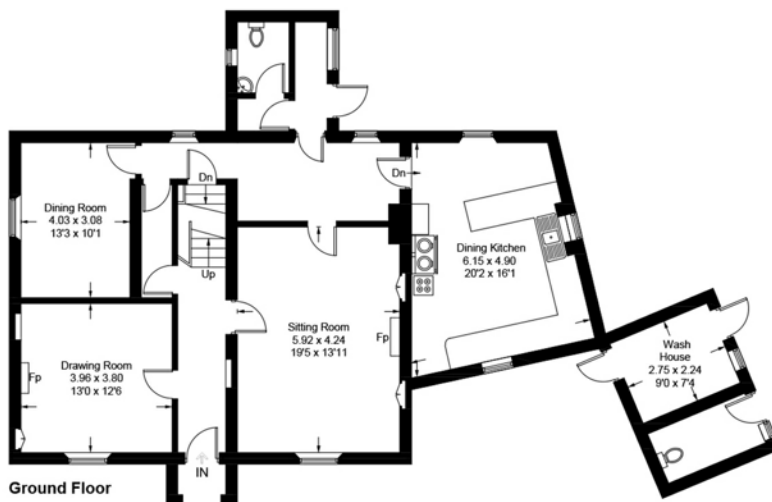


Outbuilding - First Floor

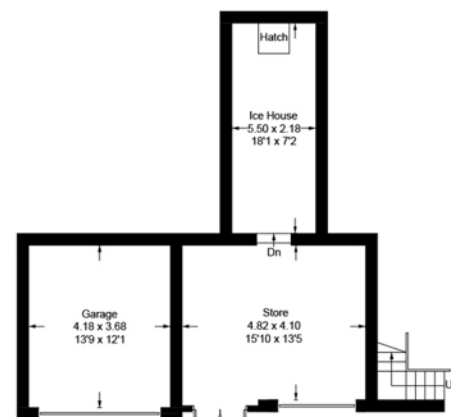
= Reduced headroom below 1.5m / 5'0"



Cellar



Ground Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co (ID1226396)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

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