

BROOK COTTAGE

£375,000

Ireby, The Yorkshire Dales, LA6 2JZ

Sweet as a nut - an end cottage in a row of three highly individual properties forming part of a traditional Dales 'long house' dating back to the 18th Century with a delightful garden to the rear.

Character sits alongside modern appointments in this charming and stylishly presented cottage. The spacious accommodation comprises a sitting/dining room, kitchen with glazed doors leading out to the garden, hall, utility room, two double bedrooms and contemporary bathroom. Small walled fore garden and a lovely landscaped garden to the rear. Private parking for two cars.

Enjoying a quiet picturesque hamlet setting with easy access to A65.





Welcome to **BROOK COTTAGE**

£375,000

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Here's our TOP TEN reasons to love Brook Cottage:

- Ireby is a pretty hamlet** situated within The Yorkshire Dales; little more than a rural cul-de-sac it offers a quiet country lifestyle, without being a thoroughfare, yet is highly accessible off the A65.
- Characterful and surprisingly spacious** with a gross internal area of c. 1018 sq ft (94.6 sq m), this charming cottage, dating back to the 18th Century has original ceiling beams, flagged floors and a stone fireplace sitting alongside modern and contemporary kitchen and bathroom.
- Come on in....** there is a practical **hall/boot room** off which is a useful **utility/laundry room** with base and wall units, granite worktops, a sink unit and space for a washing machine and tumble drier. The generous **sitting room** with oak floor, multi-fuel stove and understairs store cupboard has ample space for a dining table too. The light and bright **kitchen** is fitted with base and wall units, quartz worktops, a white three oven electric Aga with floating shelves above and integral dishwasher and refrigerator. Glazed doors open out onto the flagged terrace, the perfect spot for outdoor dining in the summer months.
- Drift off to sleep** - there are two double bedrooms, both are open to the apex and have built-in single wardrobes.
- Stylish and well appointed four piece bathroom** with copper roll top bath, walk-in shower and porcelain tiles.
- Delightful, private landscaped gardens** are to the south east boarded by stone walls. The garden has been landscaped to provide three separate seating areas with planted borders. The lower and upper terraces are flagged; the central terrace is laid with slate chippings and has a raised circular stone bed - a peaceful haven from the hustle and bustle of everyday life.
- Parking** - there are two private parking spaces to the north east of the row of properties. The gravel driveway is owned by The Old Hall with Brook Cottage having a right of access.
- Close by** is Cowan Bridge (1.8 miles) with a village shop/tea room and a gym. In the opposite direction off the A65, Burton-in-Lonsdale is 2.4 miles and has a post office/community shop, church, an active village hall and public house with Ingleton (3.2 miles) and the sought-after market town of Kirkby Lonsdale (4.4 miles) having a great selection of amenities on offer.
- Travelling further afield** - whether going north or south, Kendal (17.2 miles) or Lancaster (17.6 miles) offer a more comprehensive range. Access to the M6 motorway is either at J34 (15.1 miles) or J36 (9.5 miles), depending on the direction of travel, with the nearest West Coast railway line stations at either Oxenholme (14.9 miles) or Lancaster. Airports are at Leeds Bradford (47.6 miles) and Manchester (78.1 miles).
- For those who like to spend time outdoors**, you will be spoilt for choice. Situated in the Yorkshire Dales and close to the Lake District National Park, the Lune Valley and Forest of Bowland National Landscape, the area provides a stunningly scenic adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors.... and if you fancy a coastal walk, the Arnsdale and Silverdale National Landscape and Morecambe Bay Estuary are not too far away.



You'll need to know...

- Mains electricity and water
- Drainage to a private treatment plant and soakaway shared between three properties, The Old Hall, Brook Cottage and Cantside, located in an adjacent field owned by the owners of The Old Hall.
- Oil fired central heating with multi fuel stove in the sitting room
- Double glazed windows in wooden frames with plantation shutters
- B4RN hyperfast broadband - an excellent local service offering hyperfast broadband and unlimited bandwidth, b4rn.org.uk
- Brook Cottage is currently banded D for Council Tax purposes with Lancaster City Council.
- Planning Authority - The Yorkshire Dales National Park Authority
- Carpets, curtains, blinds, light fittings, Aga and integral white goods are included in the sale. Further items are available by separate negotiation.
- Restrictive covenants apply - please ask the agent
- The driveway is owned by The Old Hall with full access and parking rights being conveyed to the owners of Brook Cottage and Cantside. Each property however will contribute a third of the cost of repair and maintenance of the first section of the drive.
- Photographs taken May 2023

To find the property - exit the motorway at J36 and travel east on the A65 towards Kirkby Lonsdale. Bypass Kirkby Lonsdale and travel through Cowan Bridge. After Cowan Bridge turn left off the A65 at the staggered crossroads, signposted Ireby. Proceed up the single track lane into the village and where the road bends to the left continue straight on. After the telephone box, cross over the second small bridge and turn left. Brook Cottage is the third property on the left.

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Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

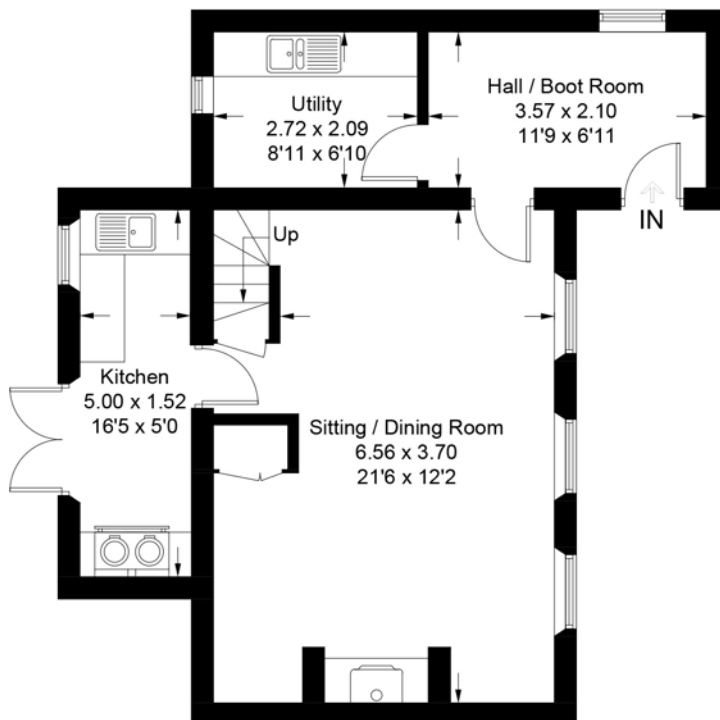
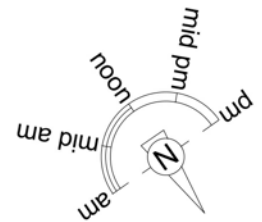
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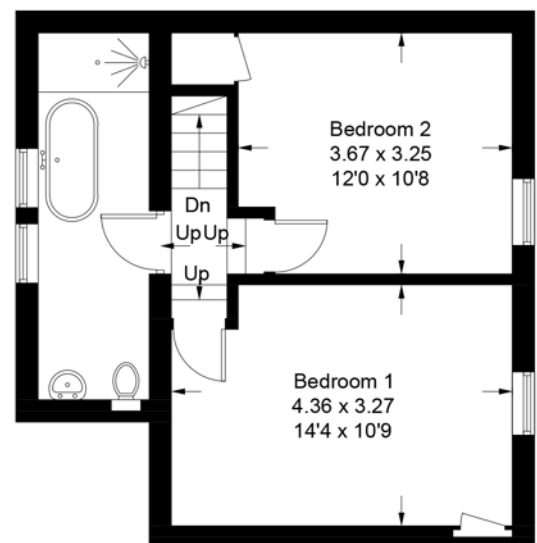
estate agents

Brook Cottage, Ireby, LA6 2JZ

Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft

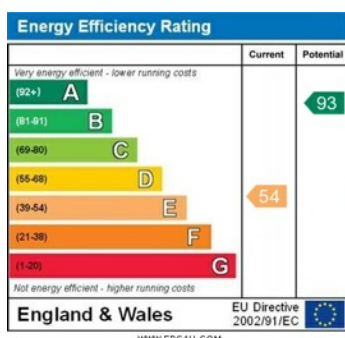


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID964044)



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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