

CROFTLANDS

£575,000

Wrayton, LA6 2QU

Situated in a quiet and picturesque hamlet, a spacious detached property enjoying a lovely aspect across open countryside to rear.

Built in 1990, and on the market for the first time, the property offers huge potential to upgrade, reconfigure or even extend (subject to the relevant consent). The current accommodation is generous and light with an entrance hall, cloakroom, utility room, spacious sitting room with large bay window and a dining room and breakfast kitchen, both with double doors. Principal en suite bedroom, two further doubles and a house bathroom. A single garage with a covered walkway to the utility room and ample parking and turning. Wrap around gardens bordering open fields with south facing rear garden and seating terrace, lawns, rockery, and mature trees and shrubs.

Embrace country living - Wrayton is a winning location being surrounded by open countryside yet offering easy access to road and links.





Welcome to **CROFTLANDS**

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Here's our TOP TEN reasons to love Croftlands:

1. **Good proportions, well-ordered layout and potential to extend** - this spacious detached property, on the market for the first time since it was built in 1990, is an excellent family home with an approximate gross internal area of 1684 sq ft (156.5 sq m). Many of the rooms are dual aspect, allowing natural light to flood in. The property now offers the next custodians an opportunity to upgrade, refurbish and, with the relevant consent, extend, particularly at the rear to create a living/dining kitchen.
2. **Splendid open aspect** from most of the rooms with the garden bordering open countryside to three sides.
3. **Come on in** - a flagged approach to a covered porch leading in to the entrance hall, being part double height, with a two piece cloakroom and an understairs cupboard.
4. **Two receptions rooms** - the spacious, triple aspect sitting room has a large bay window and a stone and marble fireplace; the dining room has glazed double doors.
5. **Breakfast kitchen** fitted with a range of base and wall units, integral electric oven and halogen hob and space for an undercounter dishwasher. There are glazed double doors leading out to the the seating terrace at the rear. Off the kitchen is a useful **utility/laundry room** with external access, base and wall units, a sink unit, plumbing for an undercounter washing machine and the boiler.
6. **Sweet dreams** - the staircase leads to a generous landing, which is part galleried to below and has a skylight window. Off here are three double, dual aspect bedrooms; a spacious en suite principal bedroom, bedroom 2 has fitted wardrobes and bedroom 3 with built-in wardrobes.
7. **Bath/shower rooms** - to the first floor, a good-sized three piece house bathroom with airing cupboard and the principal bedroom has a three piece en suite shower room.
8. **Attractive wrap around gardens** - to the rear, is a south-facing flagged seating terrace, rockery and elevated lawn with the lawn continuing around to the east; to the north is a gravel garden area with planted beds and stone wall boundary and to the west, lawn, mature trees, including a lovely crab apple and planted beds.
9. **Garaging and parking** - with access from the utility room, a covered walkway leads to a single garage, c. 227 sq ft (21.1 sq m) with power, light, up and over door and two personnel doors. The drive provides parking and turning and there is also private parking to the front of the property.
10. **Location, location, location** - Wrayton is a small, rural yet accessible hamlet within the Lune Valley. For further information on the surrounding area, please see page 5.







Peaceful hamlet setting

Within the heart of the popular and undulating scenic Lune Valley, Croftlands sits on the edge of the attractive hamlet of **Wrayton**. As the main A683 doesn't travel through Wrayton you may have missed the sign, but it's certainly worth a short detour to experience this little oasis of hamlet life.

The Lune Valley lies between the **National Parks of the Lakes and Dales** and is every bit as desirable and beautiful, it encapsulates a series of villages offering thriving country life and local communities. It is also close to the **Forest of Bowland National Landscape** (formerly known as an AONB) and with many lovely walks, runs or cycle rides available from the front door, it's the perfect location if you love any aspect of outdoor life.

The nearest neighbour is the village of **Tunstall** with a church, village hall, tennis court and The Lunesdale Arms. Within walking distance (just!) you'd be the envy of many to call this your local!

The award winning Cumbrian market town of **Kirkby Lonsdale** is conveniently located 5 miles to the north and has much on offer in terms of places to eat and drink, independent shops, a weekly market, a bank and a post office, as well as branches of Boots and Booths, our regional supermarket. There is also a range of commercial businesses represented in the town, an opticians, two dentists and a doctors' surgery.

The Georgian city of **Lancaster** (12.4 miles) has a comprehensive range of amenities, as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary and Gateway to the Lake District, the historic market town of **Kendal** is 18 miles distant.

If you have **school age children** then Lancaster is home to the well regarded boys' and girls' grammar schools and in the opposite direction, Queen Elizabeth School at Kirkby Lonsdale is highly respected. Primary schools are up and down the valley at Kirkby Lonsdale, Hornby, Caton and Melling. There are independent schools at Sedbergh (with Sedbergh Preparatory School located at Casterton) and Giggleswick.

If travelling further afield:

By car - if you want to wake up and see fields but don't want to be isolated then you will be pleased with the accessibility of Wrayton. Just off the A683, J34 M6 is 9.9 miles distant with the A65 4 miles distant for travelling east.

By train - Lancaster is on the main west coast line, and there are direct trains to London, Manchester, Manchester airport, Birmingham, Glasgow and Edinburgh. There is also a station at Wennington (1.8 miles) on the Leeds to Morecambe line.

By air - airports are at Leeds Bradford 50.3 miles, Manchester 72.8 miles and Liverpool 78.4 miles.

Directions - from the south head along the A683, passing through the villages of Caton, Hornby and Melling. After leaving Melling and after approximately a mile, turn right by the bus stop onto Back Lane and follow the road into the hamlet. After a sharp left hand bend in the road, Croftlands is the last property on the right before leaving the village.

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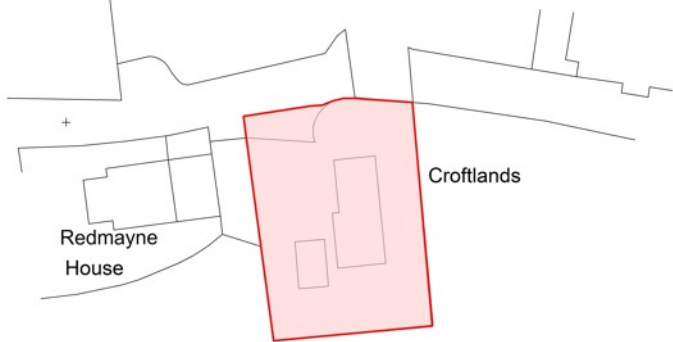
Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a septic tank located within the adjoining field
- Oil fired central heating
- A combination of wood and uPVC 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 b4m.org.uk.
- Cold water tap within the garage
- External lighting





Sale plan - not to scale.
For illustrative purposes only



The finer details

Council Tax

Croftlands 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

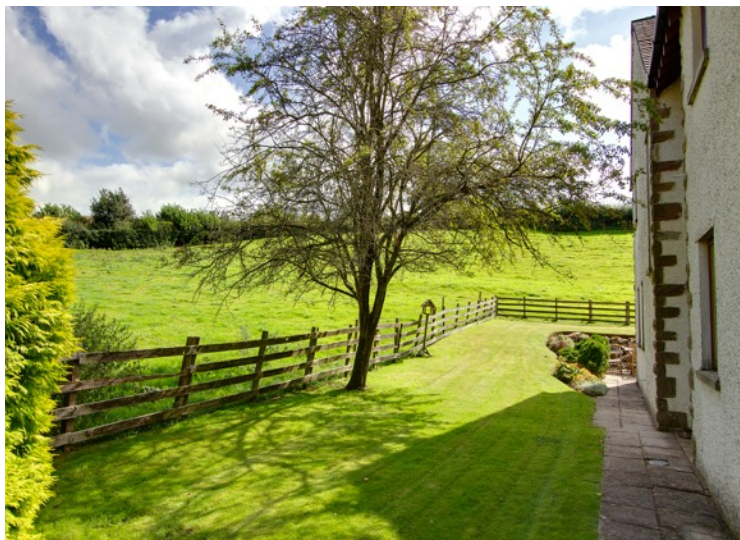
W: www.lancaster.gov.uk

Please note

- Carpets, curtains, poles, blinds and light fittings are included in the sale
- 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.

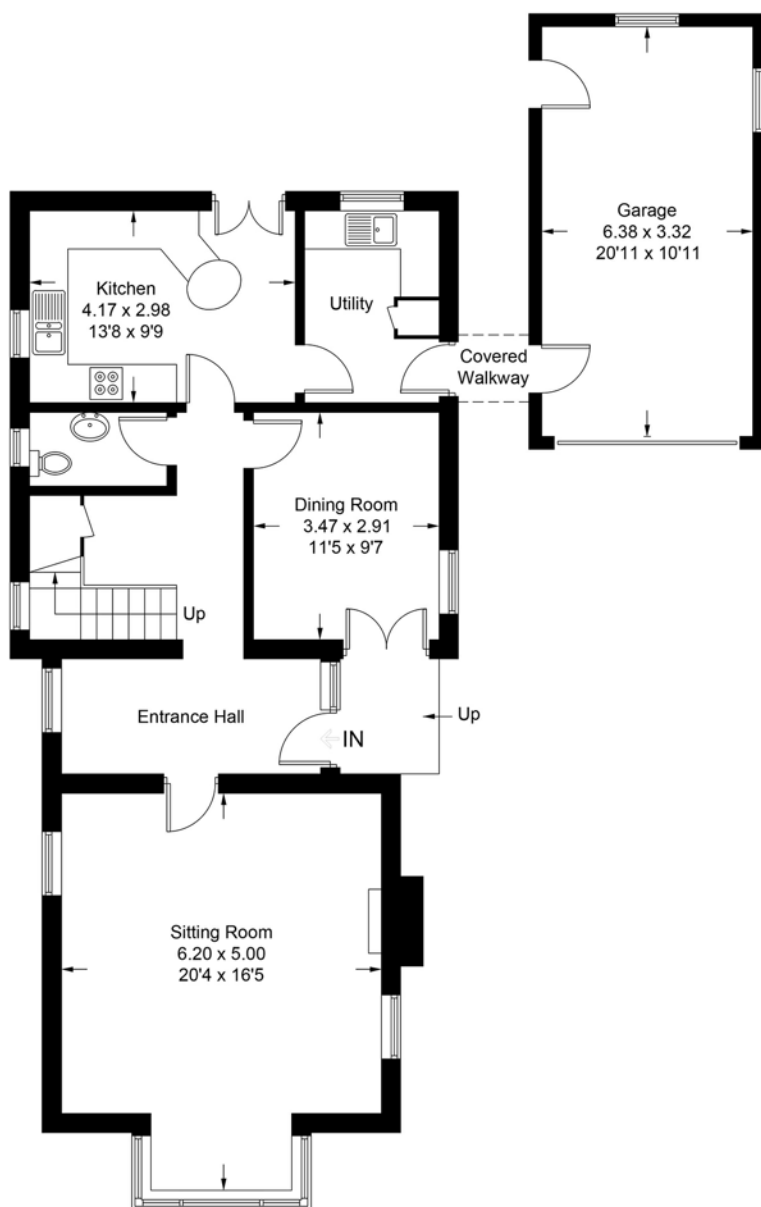


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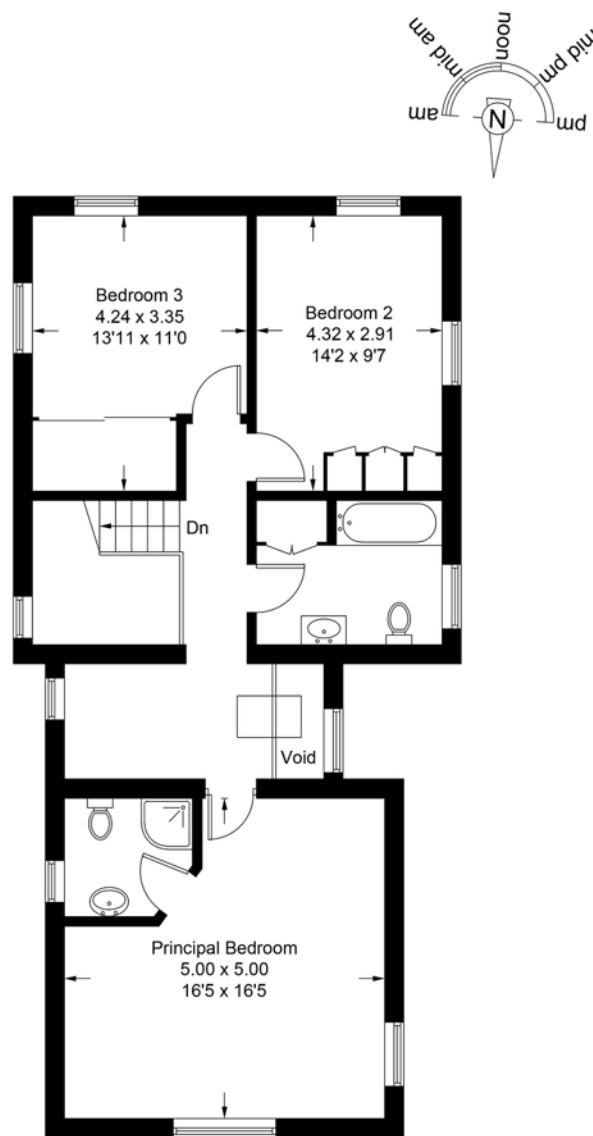
Approximate Gross Internal Area = 156.5 sq m / 1684 sq ft

Garage = 21.1 sq m / 227 sq ft

Total = 177.6 sq m / 1911 sq ft (Excluding Void)

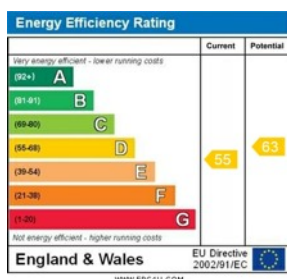


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1238402)



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