

10 MEADOWAY

£279,000

Arkholme, LA6 1AT

Tucked away in a private cul-de-sac at the edge of the village, a detached bungalow ready for refurbishment with generous gardens and enjoying splendid fell views across the rooftops.

Perfect for single level living, pottering in the garden and enjoying village life, this two bedroom property offers scope for refurbishment, an extension or loft conversion (subject to the relevant consents). There is an attached single garage with utility room, driveway parking for several cars and established gardens with a summer house and large seating terrace positioned to enjoy the view.

On offer is huge potential and great accessibility, all within this sought after Lune Valley village.





Welcome to **10 MEADOWAY**

Arkholme, LA6 1AT

Here's our Top Ten reasons to love 10 Meadoway:

- 1. Quiet location** - in an elevated position on a private cul-de-sac of 11 properties on the edge of the village.
- 2. Perfect for retirement** - a detached true bungalow with an approximate gross internal area of c. 1185 sq ft (110.1 sq m) to include the garage and utility room, an easy to run and maintain single storey property now ready for upgrading but offering additional potential for extension (both up into the roof space or out into the garden, subject to consent).
- 3. Light and bright accommodation** - being south-east facing with big windows, the accommodation is sun filled with splendid fell views.
- 4. Good proportions** - a vestibule opens into a good-sized entrance hall off which all other rooms lead. There's a dual aspect sitting room with glazed doors (not working) out onto the front terrace - there are great views from here including across to Ingleborough to the east. The generous dining kitchen is at the rear and has a lovely aspect over the garden, which borders open fields, so there is a real feeling of openness and space. In the hall there is a loft hatch with pull down ladder to the attic space, which runs the full length of the bungalow 35'8 x 28'5 (10.9m x 8.7m).
- 5. Bedrooms and bathroom** - there are two double bedrooms and a four piece bathroom with a large walk-in shower.
- 6. Generous and mature gardens** are well-tended and have a large south-east facing seating terrace, the perfect spot to sit, relax and enjoy the sun. There's a wooden shed and a summerhouse with long distance views.
- 7. Garage and parking** - an attached single garage with power, light and an up and over door has a useful utility/boiler room to the rear and there is driveway parking for a number of cars.
- 8. A great village location, Arkholme** is one of two 'Thankful Villages' in Lancashire. It is one of the most popular Lune Valley villages having a strong local sense of community, reinforced by the school and village hall.
- 9. Well-served and connected** being on the B6254 between Kirkby Lonsdale and Carnforth. A good range of local facilities is available in the traditional market town of Kirkby Lonsdale (5.3 miles) with a greater choice at Carnforth (6 miles), Lancaster (10.3 miles) and Kendal (17.6 miles). Oxenholme (15.3 miles) and Lancaster are on the main West Coast railway line with Carnforth having a station on the Bentham to Furness line. Airports are at Leeds Bradford (55.4 miles), Manchester (72.6 miles) and Liverpool (78.2 miles).
- 10. The Lune Valley** is situated between the scenic National Parks of the Lakes and Dales and is close to the Forest of Bowland National Landscape. For keen walkers, the **Lune Valley Ramble** is close by, just over 16 miles from Lancaster to Kirkby Lonsdale past some beautiful rolling scenery.

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You'll need to know

- Mains electricity, gas and metered water
- Drainage to a septic tank, shared with 10 other properties annually managed by Lancaster City Council
- Gas fired central heating (boiler installed October 2022 with a 10 year guarantee) and a wood burning stove in the sitting room
- uPVC double glazed windows
- Carpets, curtains, curtain poles and light fittings are included in the sale
- 10 Meadoway is currently banded D for Council Tax with Lancaster City Council W: www.lancaster.gov.uk
- Freehold, with vacant possession on completion

To find the property - from Kirkby Lonsdale, head south on the B6254 through Whittington. On entering Arkholme, turn right onto Main Street after passing the school on the left and continue up the hill. Turn first right onto Meadoway and No. 10 is the second property on the left.

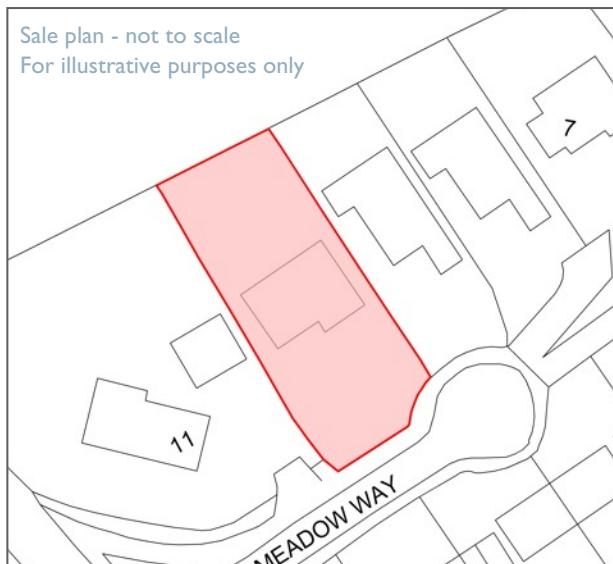
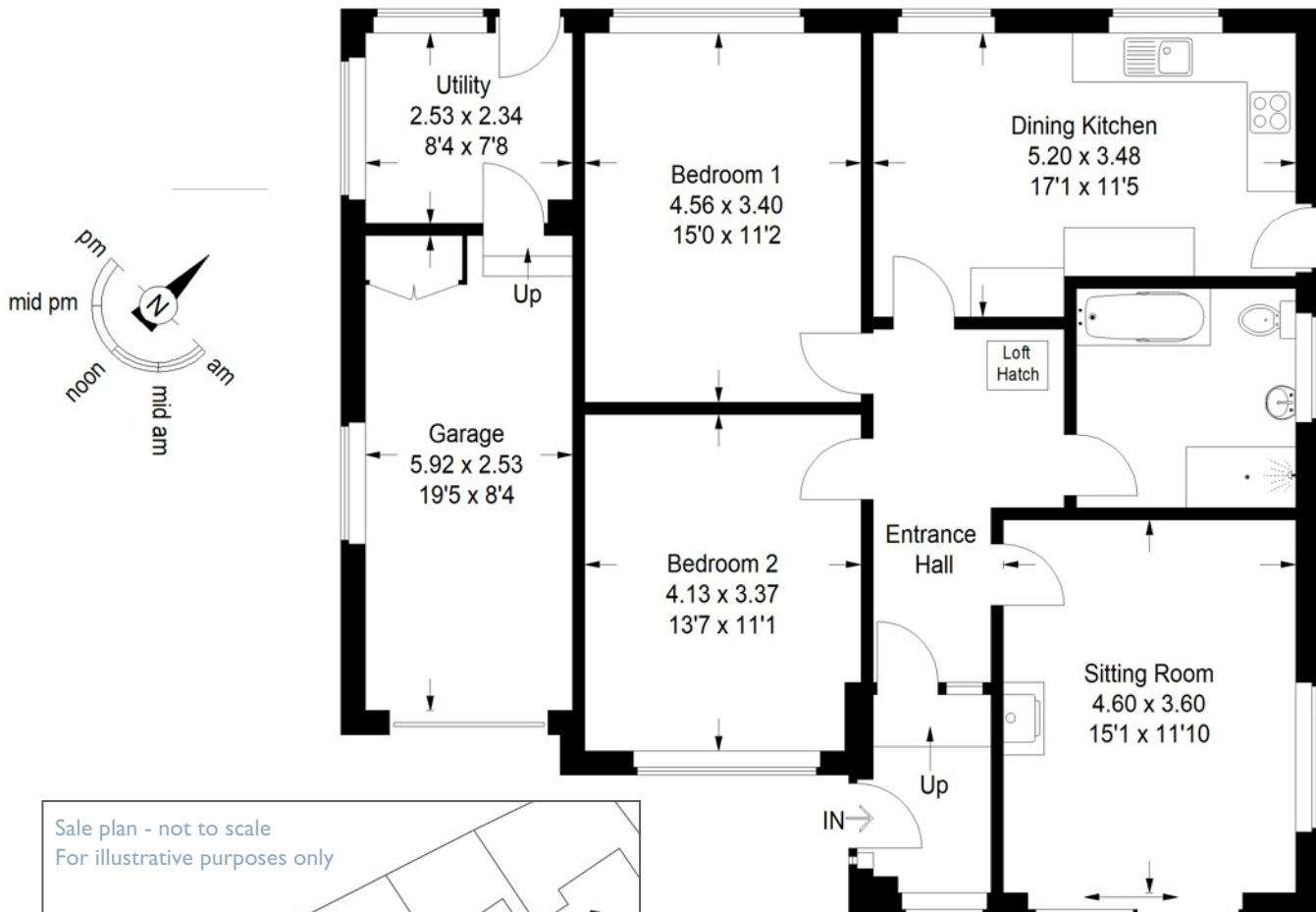
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Money Laundering

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
(Including Garage)
110.1 sq m / 1185 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	82
(81-80)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	48
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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