

LOWER GRETA BANK

£1,050,000

Burton-in-Lonsdale, LA6 3LZ

Situated in a fabulous, secluded setting and enjoying stunning views across the gardens to the River Greta, Lower Greta Bank is a modern detached property offering spacious, light and bright, contemporary, split level accommodation in a generous plot of c. 2.12 acres (0.9 hectares).

Believed to have been built in the late 1980s, the property has undergone a complete refurbishment over recent years. The living space is open plan with a double height sitting room open to the dining room, both enjoying the splendid view and higher level study and breakfast kitchen. Also to the ground floor is a cloakroom, large utility/laundry room with plant room off and the principal en suite bedroom. The first floor gallery landing leads to three double bedrooms and a house bathroom. Two driveways lead to excellent parking provision and a large detached garage, c. 979 sq ft (91 sq m); there is also a garden/machinery store. Landscaped gardens with lawns, extensive flagged terrace, orchard and wooded bank. The lawn slopes down to the river frontage with single bank fishing rights.

Escape to the country - a miles from anywhere feel yet just under a mile from the popular village of Burton-in-Lonsdale.





The Setting

Welcome to **LOWER GRETA BANK**

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Situated close to the **Yorkshire Dales** and the **Forest of Bowland AONB**, the area is ideal for those who enjoy an active life; this is an area where the outdoors can be embraced - popular for caving and potholing with dramatic waterfalls and caves at Ingletton or whether you like to walk, run or cycle, there are many scenic routes on hand with the famous Three Peaks (Ingledborough, Whemside and Pen-y-Ghent) nearby.

The village of **Burton-in-Lonsdale** is easy to get to and has a popular local pub, a community run shop and post office, a village hall, sports pavilion and field.

Low Bentham, together with neighbouring **High Bentham**, has a good range of local shops, pubs, a range of eateries, churches, post office, florists, Co-op, Spar, as well as a golf course and club house enjoying panoramic views of Ingledborough. There is also a play area full of fun equipment and a basketball court.

More choice is offered in **Ingletton** (3.6 miles) a tourist destination with a choice of eateries, gift shops and an outside heated pool (open May to September).

The ever-popular Cumbrian market town of **Kirkby Lonsdale** (6.4 miles) has a host of independent shops and places to eat, you'll be spoilt for choice! The town provides a good range of local facilities - a bank, churches, florists, the Post Office, Booths supermarket, Boots Chemist, an optician and doctors' and dentists' surgeries.

A larger selection of facilities are available in **Settle** (13.8 miles), **Lancaster** (16.4 miles) or **Kendal** (19 miles).

As far as schools are concerned, there is a primary school, (Bentham Community Primary School) located between High and Low Bentham. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School), Settle and Lancaster. Independent schools are at Sedbergh or Giggleswick.

Travelling further afield:

By car - once here, you'll find it a convenient spot, not just for access to the M6 J34 (18.2 miles) but if you are travelling east, head back onto the A65 (2.6 miles) and bear right.

By air - Leeds Bradford Airport (47.6 miles), Manchester Airport (76.6 miles) and Liverpool Airport (81.6 miles).

By train - there is a train station in neighbouring High Bentham (excellent!) with services running between Leeds, Skipton, Lancaster and Morecambe. Lancaster has a station on the West Coast Line.

To find the property - travel south east along the A65 towards Skipton. Continue through Cowan Bridge and immediately before Country Harvest, turn right onto the A687 signposted Lancaster. Continue towards Burton-in-Lonsdale and before entering the village, turn left onto Barnoldswick Lane. Proceed for a further 0.9 miles, passing Kepp House and The Chestnuts on the left and Lower Greta Bank is next on the left.

///what3words reference: hazelnuts.muscular.making takes you to the first of two drives.







A fabulous rural setting enjoying splendid river views and generous gardens

Situated in a private setting at the head of Barnoldswick Lane, Lower Greta Bank enjoys wonderful views overlooking the garden and across the River Greta.

Built in 1987 the property has undergone a major refurbishment with a complete programme of improvements to create a contemporary, energy efficient home for the 21st Century.

With an approximate gross internal area of c. 2416 sq ft (224.5 sq m) the spacious accommodation has an open plan, split level sociable layout to the ground floor. The open, dual aspect spaces and large windows frame the garden and river views and also allow natural light to flood in.

Set in a good sized plot of c. 2.12 acres (0.9 hectares) and with excellent garaging and parking provision this is one not to miss.

Let us take you on a guided tour...

Ground floor

Come on in to the rear **entrance vestibule** and **hall** which leads to the **open plan reception space**.

The **study area** overlooks the sitting room with a glass balustrade delineating the two spaces. From the inner hall oak steps lead down to the double height **sitting room** and this is open to the **dining room**. Oak steps lead up to the **dining kitchen** and once again, the two levels are divided by a glass balustrade.

The **breakfast kitchen** is comprehensively fitted with base and wall units, granite worktops, induction hob, oven and integral fridge/freezer, microwave and warming tray and an integral dishwasher.

From the study area a door leads into the **en suite principal bedroom**, being dual aspect with a built-in double wardrobe and three piece shower room.

Off the entrance hall is a two piece **cloakroom** and a large **utility/laundry room**. A practical room with base and wall units, sink unit and under counter washing machine and tumble drier. There is also floor to ceiling fitted cupboards to one wall providing excellent storage.

First floor

An oak **staircase** with glazed balustrades leads up to the gallery **landing**. Off here are three bedrooms, a house bathroom and **linen cupboard**.

Bedroom 2 is dual aspect and has fitted furniture to one wall. **Bedroom 3** has useful under eaves storage, with **Bedroom 4** enjoying lovely views of the river. The four piece **house bathroom** has a separate shower cubicle.

Outside space

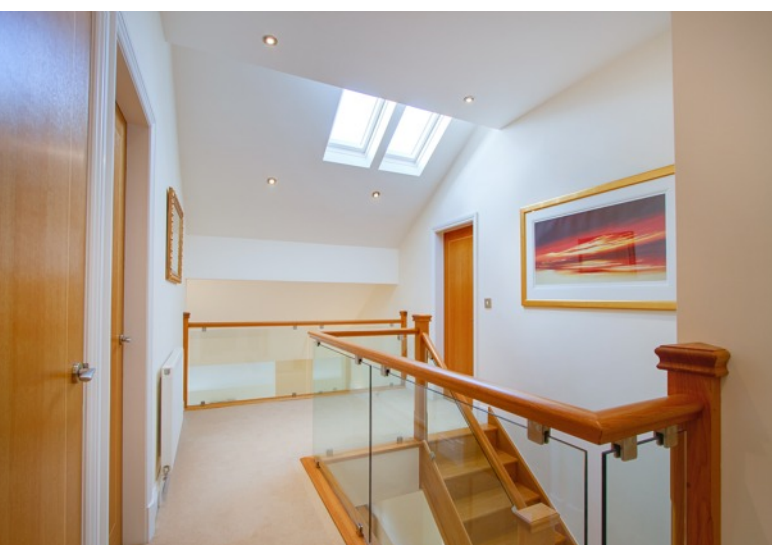
Twin driveways, both with cattle grids, one tree lined, lead to a large **parking area**.

The **detached garage**, c. 979 sq ft (91 sq m) has electric roller doors to three elevations, rubber flooring, power and light - perfect for parking, car storage, a workshop, studio or gym.

Off the **rear courtyard** and attached to the house, there is a **store** with power, light and roller door, ideal for garden equipment.

The **gardens** are mainly to the west with large lawns, planted beds, rockeries and an extensive flagged seating terrace from which to enjoy the fabulous view across the River Greta and open countryside beyond. The lawn slopes down to the riverbank with single bank fishing rights included.

To the north is a small **orchard** and to the eastern boundary, a **wooded banking** planted with spring bulbs, shrubs and rhododendrons.



Services and specifications

- Mains electricity
- Private water supply
- Private drainage to a septic tank located within the property's boundaries
- Air source heating with electric underfloor heating to the ground floor with radiators to the first
- Solar PV panels
- B4RN hyperfast broadband connected with internal local area network
- Double glazed windows set in uPVC frames
- Internal oak joinery with staircase, window cills and doors
- External lighting and power points
- External water taps





The finer details

Council Tax

Lower Greta Bank is banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local and Planning Authority

North Yorkshire Council, Skipton

W: www.northyorks.gov.uk T: 01609 532449

Please note:

Carpets, curtains and poles, blinds, light fittings, washing machine, tumble drier and integral white goods are included in the sale.

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 = 224.5 sq m / 2416 sq ft

Garage = 91.0 sq m / 979 sq ft

Garden Store = 10.5 sq m / 113 sq ft

Total = 326.0 sq m / 3508 sq ft

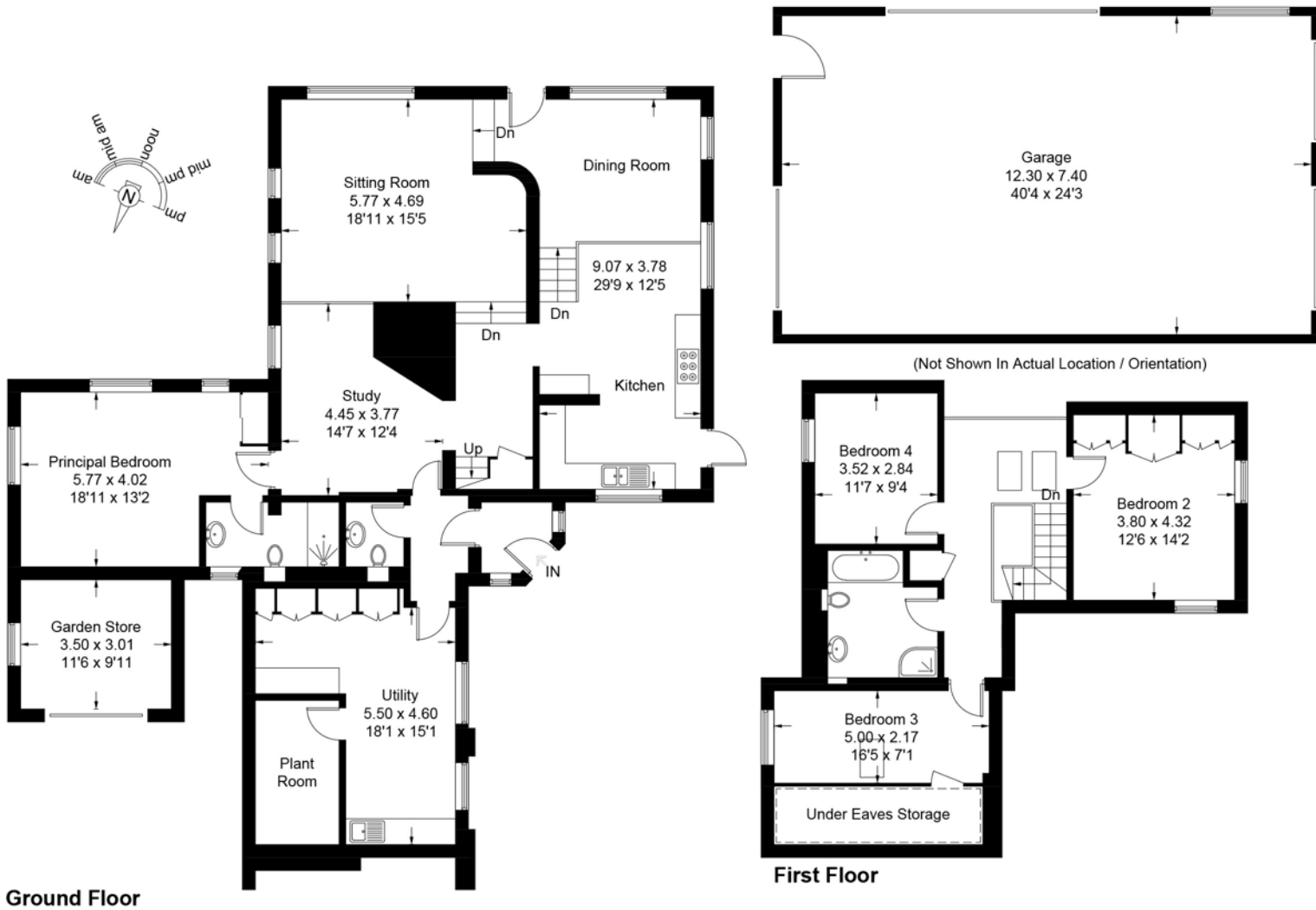
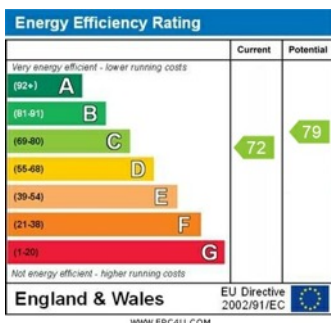


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1052655)



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