



2 Dubs Cottages

Longhowe End Farm, Witherslack LA11 6RH

Gude Price £525,000

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Within the Lake District National Park, one of a pair of non identical new build semi detached single story cottages in an edge of village location with attractive views from the front elevation to the field in front. Intended to be occupied as a main residence, the property is subject to a local occupancy condition. The accommodation is light and bright benefitting from an orientation that faces northwest to the rear and southeast to the front.

Newly built, No.2 is ready to move straight into and offers light and spacious accommodation with a high specification of fixtures, fittings and integral Caple appliances. Kitchen and utility room fittings have been supplied by local and well regarded company Webbs of Kendal and the granite worktops came from stonemasons *Gordon Greaves Slate Ltd* in Windermere. Internal doors have a contemporary light oak finish and laminate flooring and carpets are laid throughout giving you a turn-key solution.

Built with energy efficiency in mind, there is an air source Mitsubishi boiler providing underfloor heating throughout, twenty solar panels and double glazing. The solar panels are set up to feed back into the National Grid but if you wished to feed electricity back to the property, it would be possible for buyers to add batteries and do so.

Great care has been taken to achieve a traditional external appearance to the new builds with slated roofs, stone clad elevations, slate cills, dark grey PVCu windows, slate paving in the covered porch area, stone built rear boundary walls and slate upstands around the rainwater gullies. Set in a generous plot there is excellent parking provision and for ease of upkeep, an area laid with slate chippings for garden furniture and pots.





Witherslack is an attractive village benefiting from great accessibility onto the road network.

Situated in the southern end of the county, Witherslack lies on the north eastern side of Morecambe Bay and is a small scattered village with four distinct areas; Townend, Mill Side, Beck Head and the school/church. Dubs Cottages is located in Townend which is traditionally considered the centre of the village and contains the local pub and shop.

Within easy walking distance, The Derby Arms public house offers a choice of real ales and good food. The Community Shop is also a short walk from the cottage, set up in 2006 and for the lucky village residents sells a wide range of groceries, fresh and frozen local produce as well as homemade cakes, it's also possible to order items from shops in Grange-over-Sands (Higginsons Butchers, Grange Bakery and Aireys) and arrange your dry cleaning. A wider range of shops and amenities are to be found in the nearby larger towns of Grange over Sands (4.7 miles) and Kendal (9.1 miles).

The village borders the prominent hill of Whitbarrow (also known as Whitbarrow Scar) designated a biological Site of Special Scientific Interest and National Nature Reserve (NNR). The NNR is owned and managed by the Forestry Commission, Lake District National Park Authority and the Cumbria Wildlife Trust. Whitbarrow is a landmark feature

along the A590 with its steep limestone cliffs and is a mixture of woodland, grassland and limestone pavement.

The summit of Whitbarrow Scar is known as Lord's Seat and a 6.5 mile (10.5 km) walk to here from Witherslack, returning along the valley to the west, forms a chapter in *The Outlying Fells of Lakeland* by Alfred Wainwright. He describes it as "the most beautiful (walk) in this book; beautiful it is every step of the way. ... All is fair to the eye on Whitbarrow."

There's a primary school in the village, Dean Barwick School which lies near to St. Paul's church, the only place of worship in the village.

Located just off the A590 it's a great location for anyone working locally and looking for a semi rural setting without being isolated. Access to the M6 is at J36 and the nearest station on the west coast railway line is at Oxenholme (8.8 miles distant) with a station at Grange over Sands (4.1 miles) on the branch line between Carnforth and Barrow.

Accommodation

Inset Porch

with downlighters linked to a movement sensor. Composite front door leads into

Entrance Hall

with cloaks storage cupboard and laminate flooring.



Living Room

19'2 x 13'7 (5.84m x 3.13m)

partially open plan with the dining kitchen with television and telephone points.

Dining Kitchen

25'2 x 13'6 (7.66m x 4.11m)

sleek and stylishly fitted with plenty of space for a dining table and then being partially open plan to the sitting room. With windows to the front and rear elevations this makes for a lovely sociable living space that will get all day round sun and has a super view to the front across the field (owned by a local farmer).

White high gloss kitchen cabinets finished with worktops and upstands in white granite with a feint pale grey vein give a clean cut contemporary look to the kitchen. There are base and wall units and a peninsular unit with inbuilt five ring induction hob having an extractor fan over. The integral appliances comprise hob, oven, microwave, dishwasher, fridge and freezer. Sliding doors in the dining area lead out to the rear garden.

Utility Room

fitted with high gloss fronted units with the same white and pale grey granite worktops as in the kitchen. There's a second sink unit in here and plumbing for a washing machine and space for a condenser tumble drier. A door leads into the

Single Garage

with a Garolla electric roller door, power, light and hot water storage tank.

The entrance hall extends to an inner passageway serving the bedroom accommodation.

Bedroom One

12'3 x 11'10 (3.74m x 3.60m)

with two double built wardrobes and a television point.



En Suite Shower Room

with large shower cubicle with rainfall and second shower heads, wash basin and WC, laminate flooring, extractor fan and obscured glazing to window.

Bedroom Two

15'2 x 12'3 (4.63m x 3.74m)

with two double built wardrobes and a television point.



Bedroom Three

13'1 x 13'0 (4.00m x 3.95m)

with a built wardrobe and a television point.



House Bathroom

with a bath, shower cubicle with rainfall and second shower heads, wash basin and WC, laminate flooring, extractor fan and obscured glazing to window.



Outside

An extensive tarmac parking area. Seating area finished with slate chippings and a paved path along the rear elevation. Outside lighting.

Directions

Accessed off the A590, Witherslack is located between Levens and Grange over Sands. Travelling in a southwesterly direction take the turning signposted Witherslack off and over the dual carriageway and then proceed over the cattlegrid. Numbers 1 and 2 Dubs Cottages are located on the right. A Matthews Benjamin sale board is located at the entrance. No.2 is the second property off the public highway.

Services

Mains electricity and water.

Air source boiler to underfloor heating throughout.

Drainage is shared with the adjoining property and is to a private treatment plant located, along with the necessary soakaway, in the adjacent field. Electricity for the treatment plant will be fed from the meter in No.2.

There is a choice of gigabit full fibre broadband from B4RN <https://b4rn.org.uk/> or BT fibre broadband.

Tenure

Freehold

Council Tax Band

To be assessed.



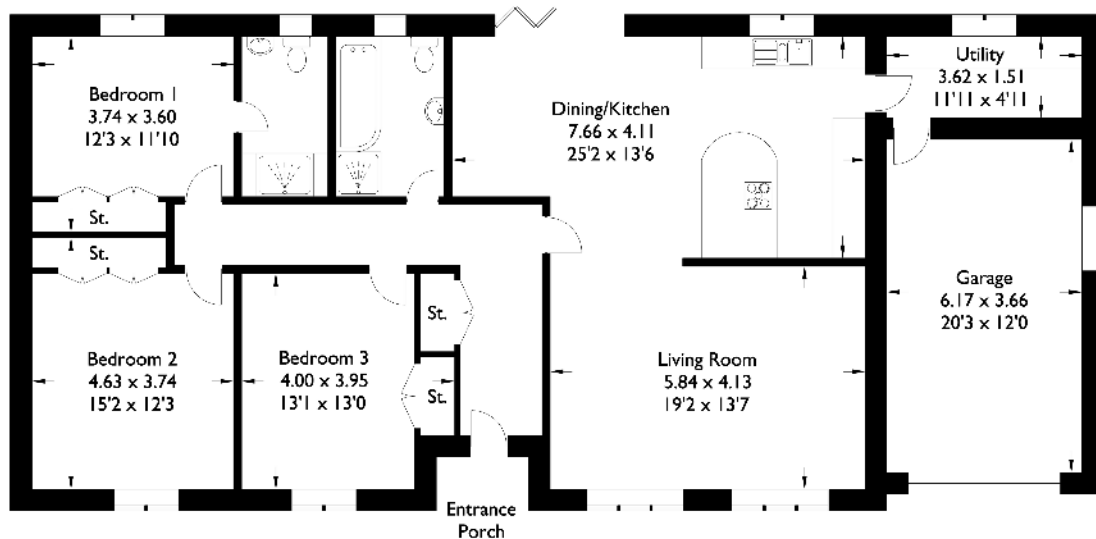
Dubs Cottages

Approximate Gross Internal Area : 133.18 sq m / 1433.53 sq ft

Garage : 22.33 sq m / 240.35 sq ft

Total : 155.51 sq m / 1673.89 sq ft

MATTHEWS
BENJAMIN



Plot 2

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

Please Note

There is a local occupancy clause in place on this property.

This limits occupation to a Person with a Local Connection as his or her Only or Principal Home, or the widow or widower of such a person and any dependents of such a person living with him or her.

The geographical area is the administrative areas of the Parishes of: Broughton East; Cartmel Fell; Crook; Crosthwaite and Lyth; Helsington; Hugill; Kentmere; Lakes; Levens; Longsleddale; Nether Staveley; Over Staveley; Skelwith; Staveley in Cartmel; Underbarrow and Bradleyfield; Upper Allithwaite; Windermere; Witherslack; Meathop and Ulpha; and those parts of the Parishes of Fawcett Forest; Strickland Ketel; Strickland Roger; and Whitwell and Selside which lie within the administrative area of the Lake District National Park.

For the avoidance of doubt the dwelling shall not be occupied as a second home or for holiday letting accommodation.

To ensure that you qualify before requesting an appointment to view please read the decision notice on <https://www.lakedistrict.gov.uk/> Planning permission reference 7/2019/5532 dated 15. October 2019.

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.