

PHEASANTFIELD COTTAGE

£295,000

Borwick, LA6 1AJ

Situated in a semi-rural setting, an end terrace period cottage in a former farmstead setting of six properties.

Perfect as a 'lock up and leave' or for those looking to downsize, this newly renovated cottage offers character features and contemporary, quality appointments. Set over three floors with entrance vestibule, open plan living/dining kitchen and half-cellar. To the first floor, two bedrooms and a shower room and to the second floor, two attic rooms. Small flagged area to the front and side, allocated parking for one and visitor parking.

Halt End Barn, a two bedroom barn conversion is also available at £325,000.

Close to the picturesque village of Borwick and highly accessible for road and rail links.





Welcome to **PHEASANTFIELD COTTAGE** £295,000

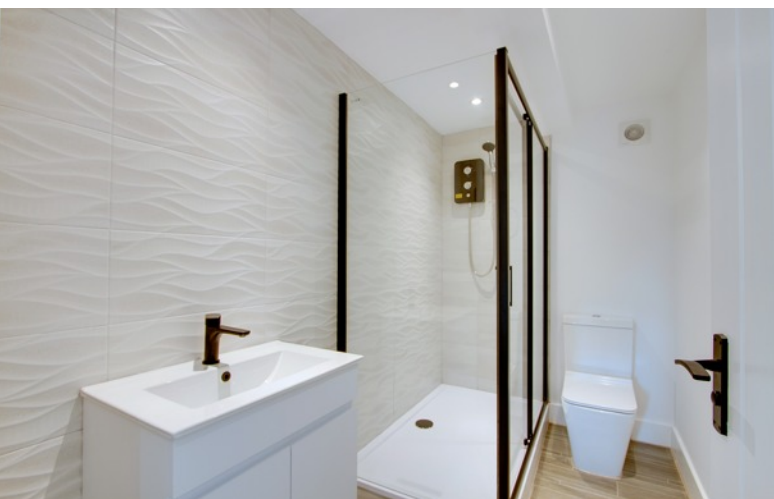
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Here's our TOP 10 reasons to love Pheasantfield Cottage

1. **A characterful stone and slate terrace cottage** in a former farmstead - set over three floors with a GIA of c. 1058 sq ft (98.3 sq m), the cottage has recently been renovated to provide a contemporary interior with a welcoming reception space. Period features have been retained with quoin stone surround to the entrance door, exposed stonework and staircase.
2. **A semi-rural setting** close to the small, picturesque village of Borwick (0.9 miles).
3. **Come on into** the vestibule, off which is a two piece **cloakroom**. The vestibule is open to the **living/dining kitchen** - a lovely light room being dual aspect. The kitchen is fitted with base units and an island unit with breakfast bar, granite worktops and appliances comprising an oven and grill, hob with extractor over, dishwasher, washing machine and fridge/freezer. There is also built-in oak shelving. There's also a wood burning stove set in a stone fireplace. A **half-cellar** provides useful storage.
4. **Sweet dreams** - a staircase leads to **two double bedrooms**, one with a built-in cupboard housing a hot water cylinder. Also to the first floor is a three piece shower room.
5. **Second floor attic rooms** - two good sized rooms with skylight windows, ideal as a home office, study, play or hobby room or as occasional bedrooms.
6. **Allocated parking** for one car to the front of the property with visitor parking available.
7. **Perfect as a 'lock up and leave'** - there's a small flagged area to the front and to the side.
8. **Nearby** is the market town Camforth (3.4 miles), popular village of Burton-in-Kendal (3.8 miles) and sought-after town of Kirkby Lonsdale (7.7 miles) all offering local amenities. Further afield, the Georgian city of Lancaster (10.4 miles) and 'Gateway to the Lakes' town of Kendal (14.9 miles) provide a larger range of commercial, educational and recreational facilities.
9. **Highly accessible location** - the A6 is 1.7 miles distant and access onto the M6 is at J35 (3.7 miles) bringing a host of larger towns and cities within easy reach. Lancaster has a train station on the West Coast main line with direct services to London, Manchester (and airport), Birmingham, Glasgow and Edinburgh. The historic railway station at Camforth (3.7 miles) is on the Bentham to Furness branch-line with daily services to Leeds and Barrow. Airports at Manchester (70.4 miles) and Liverpool (75.5 miles).
10. **Well-placed for the surrounding glorious countryside** - situated close to the beautifully scenic Lakes and Dales National Parks, Arnsdale and Silverdale Landscape and Morecambe Bay Estuary, there is so much to see and do.

To find the property - from the J35 of M6, head north on the A6070. At the roundabout, take the second turning onto the A6. At the next roundabout, take the third turning onto Borwick Lane. In the centre of the village of Borwick at the 'Y' junction, bear right and then turn right onto Capernwray Road. After c. 0.9 miles and after crossing a railway bridge, turn right onto a private drive. Pheasantfield Cottage is the first property on the left.

What3words reference: *///apartment.rice.feathers*



You'll need to know...

- Mains electricity and water
- Electric wall heaters, immersion for hot water and wood burning stove to the living/dining kitchen
- Shared drainage to a sewage treatment plant with individual meters for electric usage
- uPVC double glazed windows
- B4RN hyperfast broadband connected
- External lighting and water tap
- Kitchen by Nobilia supplied by Ikan Kitchens with Samsung appliances
- Karndean flooring to the ground floor
- Items of furniture are available by separate negotiation
- Freehold, with vacant possession on completion
- Pheasantfield Cottage is banded B for Council Tax purposes with Lancaster City Council
- The access from the highway is owned by a neighbouring property, Farwood. There is a communal bin store at the end of the drive and maintenance will be shared by the six properties.
- Halt End Barn is also available at £325,000

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 = 98.3 sq m / 1058 sq ft

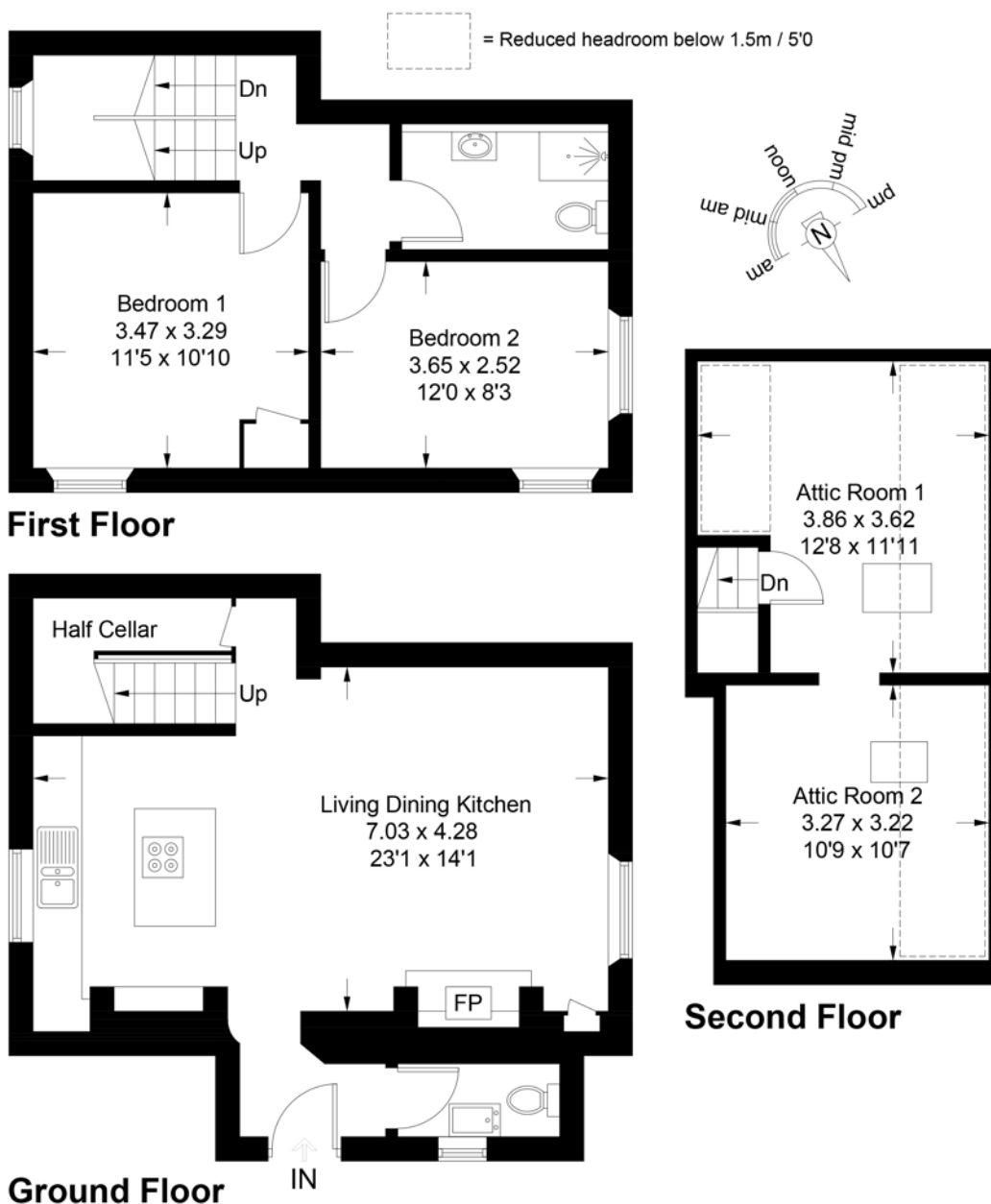


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1332660)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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