

CAWOOD HOUSE

£1,550,000

Arkholme, LA6 1AX

Alive with history - set in delightful gardens, a stunning Grade II Listed detached house dating back to 1748 enjoying splendid valley views to the front and across parkland to the rear.

Refurbished and reconfigured by the current owners, the spacious, beautifully presented, character accommodation offers four reception rooms, a fabulous, light open plan kitchen and garden room with doors out to the terrace, cloakroom, utility room and cellars. In addition, there is a snug, kitchenette, morning room and shower room which could be used as an annexe. To the first floor, the principal bedroom with dressing room and en suite bathroom, en suite guest bedroom, four further bedrooms, two house bathrooms and a laundry room. Two attic rooms providing excellent storage. Detached double garage with mezzanine storage, excellent parking provision, garden stores, greenhouse, timber shed and wonderful established gardens with lawns, seating terraces, mature planting and trees and wildlife pond. In all, c. 0.69 acres (0.28 hectares).

A sought-after and highly accessible Lune Valley village with primary school, village hall and church.





Welcome to **CAWOOD HOUSE**

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The attractive village of **Arkholme** (Arkholme-with-Cawood is the civil parish) is one of the most popular Lune Valley villages. It has a **strong sense of local community**, reinforced by the village hall, church and well-regarded primary school and has been a firm favourite for buyers, particularly families, over the years. Main Street is a cul-de-sac and so doesn't get any through traffic, and this is part of the special appeal. Within a **Conservation Area**, it is one of only two **Thankful Villages** in Lancashire, consequently, no war memorial.

Located on the B6254 between Kirkby Lonsdale and Camforth and only 5.8 miles from J35 of the M6, it is extremely **handy for motorway** commuters.

Queen Elizabeth Secondary School in Kirkby Lonsdale and the Grammar Schools in Lancaster have bus stops on the main road. Widen your choice with independent schools at Sedbergh (with the preparatory school in Casterton) and Giggleswick.

The attractive Cumbrian market town of **Kirkby Lonsdale** (5.5 miles) is highly popular and offers an abundance of independent shops, popular restaurants and pubs, a post office, as well as a well-regarded Boots supermarket, Boots Chemist, doctor's and dentists' surgeries and optician.

If you're seeking bright lights, then the market town of **Kendal** (18.6 miles) and the city of **Lancaster** (10.5 miles) provide a more comprehensive range of educational, commercial and recreational facilities. The city is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Let the train take the strain - Oxenholme (15.5 miles) and Lancaster have stations on the main West Coast line with a direct line to London Euston, Manchester (and airport), Birmingham, Edinburgh and Glasgow. For travel on the Leeds to Morecambe line, there's the historic station at Camforth (6.2 miles).

Jetting off for air travel, airports are at Leeds Bradford (55.6 miles), Manchester (72.8 miles), or Liverpool (77.9 miles)

If you love to **embrace the great outdoors** you've found the perfect place - for keen walkers, the Lune Valley Ramble Footpath is on the doorstep, just over 16 miles from Lancaster to Kirkby Lonsdale taking in some beautiful undulating scenery. This is particularly lovely if you live in the village and have a dog; a daily walk along the river bank could hardly be better! To the east are the **Yorkshire Dales**, to the west is the **Lake District** and to the south, **The Forest of Bowland National Landscape**; you've also got easy access to the **Silverdale and Arnsdale National Landscape** and **Morecambe Bay Estuary** if you like a coastal walk.

Let us take you there... from Kirkby Lonsdale, head south on the B6254 through Whittington. On entering Arkholme, turn left after the school onto Main Street and continue. Cawood House can be found on the left hand side, with no houses opposite so it enjoys splendid open views down the valley.

What3Words reference: ///patch.horn.covenants







A highly impressive Grade II listed village property

Cawood House (Cawood being the name of the forest originally owned by the Lords of Hornby), is a substantial listed property of immense character and charm with large gardens and wonderful open views.

Dating back to the mid 18th century (the lintel above the front entrance is inscribed ISE 1748), this house has evolved over time and bears the hallmarks of different architectural styles. Character features add a sense of history (flagged floors, polished oak floor boards, an impressive oak staircase, beamed ceilings, panelled doors and walls, various styles of fireplaces, stone mullion leaded windows, sash windows and window seats, panelled reveals, corning and picture rails).

The property has been refurbished and reconfigured since the current owners' purchase and now original character sits harmoniously alongside modern appointments and contemporary spaces to create a fabulous home for the 21st century.

The welcoming and extensive accommodation of c. 5731 sq ft (532.5 sq m) has a sociable layout, conducive for modern day living. It also offers versatility as the snug, morning room, kitchenette and shower room at the rear could be used as a single storey annexe for dependant relatives or guests.

Let us walk you round...

Come on in through the substantial oak door into the **reception hall** with stone fireplace and built-in oak corner cupboard. This is open to the **inner hall** with two piece **cloakroom**.

Off the hall are two reception rooms - the generous **drawing room** is dual aspect and has fitted storage cupboards as well as a wood burning stove. Across the hall is the triple aspect **sitting room** with part glazed doors out to the terrace, fitted oak corner unit and an open fire.

From the inner hall, double doors lead into the heart of the home, a fabulous, light and bright **open plan dining kitchen and garden room**. The garden room has two sets of glazed doors leading out to the garden terrace; there's also a skylight window allowing natural light to flood in. The kitchen is fitted with base and wall units and an island unit with silestone worktops and twin Belfast sinks. Appliances comprise a gas fired black Aga with electric module, integral dishwasher, tall refrigerator and microwave. The dining room has a built-in drinks cupboard and a door into the drawing room.

The **utility room** has a sink unit, pantry cupboard, tall freezer, Belfast sink, external access and access to the **cellars**. Stone steps lead down to two rooms with stone benches.

A **rear hall** has a vestibule with external access. Off here, is a **kitchenette** with base and wall units, electric cooker and slimline dishwasher, **snug** with wood burning stove, dual aspect **morning room**, which could be used as a bedroom and a **shower room**.

There are two staircases to the first floor. From the inner hall, an oak panelled hallway leads to a stone staircase with tall window to the first floor landing. Here you'll find **two double bedrooms** with built-in wardrobes and a **single bedroom**, all with splendid views and a four piece **house bath/shower room**.

A short flight of stairs leads up to the main landing with large built-in storeroom with hanging rails, dual aspect guest **bedroom 2** enjoying the lovely valley views to the front with fitted wardrobes and a three piece **en suite shower room**, double **bedroom 3** with fitted wardrobes, **house bathroom** and **laundry room** with fitted cupboards, sink unit and under counter space for a washing machine and tumble drier. The **principal suite** is to the rear with double bedroom having garden views, a walk-through **dressing room** and four piece **bathroom** with slipper bath.

A second staircase with oak and glass balustrade leads down to the rear hall.

Two versatile second floor attic rooms are accessed via the oak staircase providing good storage space or they could be additional bedrooms or home office.

Outdoor space

Situated to the west of the house is a large, **detached double garage**, c. 24'3 x 19'3 (7.4m x 5.9m) with electric up and over doors, personnel door, power, light and mezzanine storage. A gated drive provides excellent parking provision, with additional parking beyond a second set of gates to the front of the garage.

There is an attached **garden store** with power and light.

The gardens are a real delight. Set in a plot measuring **c. 0.69 acres (0.28 hectares)**, **private and established gardens** bordering parkland to the north/northwest surround the house with generous lawns, a number of seating terraces, mature trees, established planting, a wildlife pond, greenhouse, compost area, bin store and log stores. The front of the house is complemented by an established lavender border, charming gravelled garden with sundial and mosaic.



Services, specifications & warranties

- Mains electricity and water
- Mains gas with two separate boilers (one installed 2015, the second in 2021)
- Shared private drainage to a Klargetser sewage treatment plant shared with nine other properties located in a field behind Cawood House
- Gas fired central heating and Aga
- Underfloor heating in the living/dining kitchen (water fed) and guest bedroom en suite bathroom (electric)
- Woodburning stoves in the reception hall, drawing room, snug and an open fire in the sitting room
- A combination of single and 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 b4rn.org.uk
- Security alarm and CCTV
- Zappi EV charger
- External water taps
- External lighting and power points
- 20 year warranty on woodworm and rot, expires 2031
- 20 year warranty on polyroof above the garden room and garden store, expires 2035
- 10 year warranty on new boiler, expires 2031





The finer details

Council Tax

Cawood House is currently banded G 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

- Included in the sale: carpets, curtain poles, light fittings and integral appliances
- Available separately: curtains and blinds
- Specifically excluded: garden troughs
- The property is Grade II Listed - List Entry Number 1362514
- Tree Preservation Orders in place due to the property being located within a Conservation Area
- 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 = 511.2 sq m / 5502 sq ft
Cellar = 21.3 sq m / 229 sq ft
Total = 532.5 sq m / 5731 sq ft

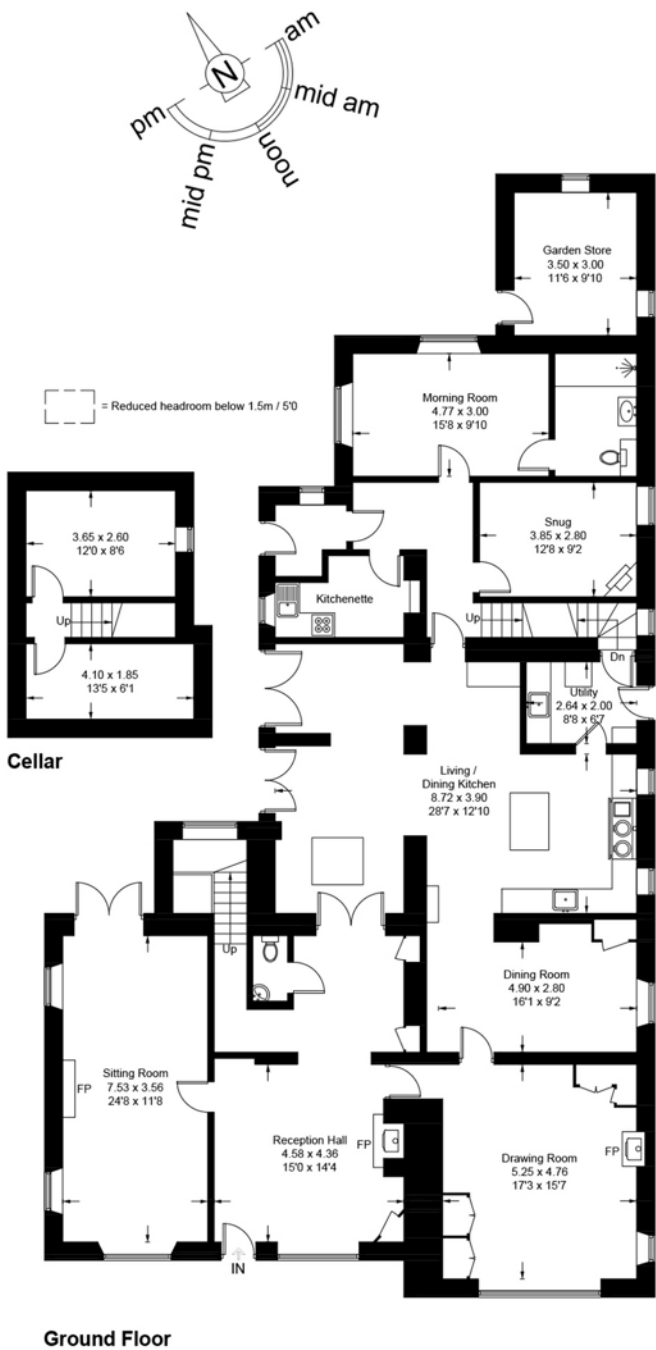


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322439)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	78 C
39-54	E		
21-38	F		
1-20	G		

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