

CRAZY COW

£445,000

Wennington, LA2 8NW

Situated in an attractive village setting overlooking the village green, a stunning characterful, end terrace property with an interesting history.

Set over three floors, the spacious, light and versatile accommodation is welcoming and stylishly presented and offers an entrance hall, dining room/study/fourth bedroom, cloakroom and dining kitchen with access out to the courtyard, a wonderful first floor sitting room, three double bedrooms, one with en suite shower room and a house bathroom. Single garage and private parking for two cars, walled foregarden with covered well and a private, low maintenance walled courtyard to the rear.

With excellent transport links, village life beckons with this impressive property.





Welcome to **CRAZY COW**

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Overlooking Pinfold village green (one of three in the village), Crazy Cow is situated in the heart of the picturesque village of **Wennington**, a small rural village with a strong sense of community, situated between Low Bentham and Wray on the B6480. It is highly accessible for road and rail networks - there's a railway station in the village and it's on a bus route too: how often can you say that these days?

In terms of **easy access to great local countryside**, you are literally surrounded! Set in the gently undulating Lune Valley, there is the neighbouring National Landscape of the Forest of Bowland and the National Parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors the area provides a stunningly scenic natural playground for walkers, runners and cyclists as well as climbers, cavers and potholers, wild swimmers and sailors.

The neighbouring villages of Melling (1.4 miles), **Wray** (1.9 miles) and **High Bentham** (3.5 miles) all have something to offer in terms of shops, post offices, primary schools, pubs, churches, doctors, a garden centre and tea shop. Include **Hornby** (3.4 miles) and you'll find more of the same, as well as a community swimming pool.

The Cumbrian market town of **Kirkby Lonsdale** (6 miles) is a very popular destination for local residents and tourists alike with much on offer in terms of places to eat and drink, independent shops, a Post Office, doctor's and dentist's surgeries, an opticians, as well as branches of Boots and Booths supermarket.

In the Georgian city of **Lancaster** (12 miles) you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

As far as **schools** are concerned there are primary schools at Melling, Wray and Bentham. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster. Independent schools are at Sedbergh (with the Preparatory School at Casterton) and Giggleswick.

Excellent transport links...

Travel by car - once here, you'll find it a convenient spot, not just for access to the M6 but if you are travelling east, head through Low and High Bentham out onto the A65 and bear right.

Travel by train - a huge plus for the village is the railway station on the Leeds to Morecambe line. Live here and commute to Leeds! You could also catch a connecting train here to Manchester airport so no need to pay for expensive parking whilst you are away ever again! The nearest station on the West Coast main line is at Lancaster.

Travel by air - the nearest airports are at Leeds Bradford (48.6 miles), Manchester (72 miles) and also at Liverpool (77 miles).

Travel by bus - another positive is that Wennington is on the bus route between Kirkby Lonsdale and Lancaster.







A stunning property with an interesting history

Situated in the heart of the village with a lovely open aspect across the village green, Crazy Cow is alive with history.

A potted version, taken from the Wennington Community website is as follows: The 'Crazy Cow' building is believed to date back to around the mid 19th Century being built shortly after the arrival of the railway in Wennington. There have been several owners and uses over the years; The Foster's Arms Hotel, in 1879, advertised 'accommodation with fishing rights for trout and salmon'. In the 1900's, a ballroom was added above the dining room and people would arrive by train for dances. The inn was also used for coroner's inquests, sales/auctions etc. and later in 1950's/60's, the building became a 'milk bar', a fashionable enterprise at the time. The lady who suggested the venture was supposedly called a 'crazy cow' by her husband and the name has stuck ever since.

Having fallen into disrepair, the property was bought at auction in 2004 by a local builder; the buildings were renovated and converted into three houses (Crazy Cow, Glen View and Bridge Cottage together with two flats, The Coach House and The Ballroom).

An old well was found in the front garden of the Crazy Cow and is now an attractive feature with a wrought iron covering bearing the property's name. The original pub front door was also retained, together with the original stone step, which has been gradually worn by all those who have walked across the threshold over the years.

Crazy Cow is now an immensely stylish, beautifully presented end terrace property set over three floors with versatile spaces, tall windows, sun-filled rooms and a GIA of 1752 sq ft (162.8 8 sq m).

Let us take you on a tour...

Come on in through the front porch, an authentic replica of the original with decorative fretwork and into the **entrance hall** off which is a useful built-in **cupboard** and a two piece **cloakroom**.

A **study/dining room** is a light and bright space overlooking the green and could be used as a fourth bedroom if required.

The welcoming **dining kitchen** is dual aspect with French windows opening from the dining area out to the rear courtyard garden. The kitchen has an open aspect to the front and is fitted with cream shaker style base and wall units with matching island unit and breakfast bar, both with granite worktops and Neff appliances comprising an oven, combination oven/microwave, five ring gas hob, dishwasher and washing machine.

From the hall, the staircase leads to the **first floor landing**.

Off here, there is the dual aspect **sitting room** - a fabulous, generous room with an arched window and enjoying lovely views across the courtyard garden and rooftops to a second village green at the rear. The two windows to the front elevation also have an open outlook and allow natural light to flood in.

Double **bedroom 3** is also to the first floor - this is currently used as a sewing room making use of the natural light.

The staircase continues to the **second floor landing** with **airing cupboard** housing the boiler and hot water cylinder.

Double **bedroom 2** has a hatch leading to a boarded loft with light.

The **principal bedroom** has twin windows, built-in wardrobes to one wall and a three piece **en suite shower room** with conservation skylight.

A three piece **house bathroom** with a conservation skylight window completes the picture.

Outdoor space

A central gate leads to the walled, flagged **foregarden** with covered well, planted beds with cherry blossom tree, pots and planters and plenty of space for seating.

To the rear, the delightful, flagged and walled **courtyard** is low maintenance - a quiet spot to unwind.

The courtyard also provides access to the garage with a personnel door and a timber gate to the garage door and two private rear parking spaces

The **single garage** is in a row of four and has an up and over door, mezzanine storage, power and light.



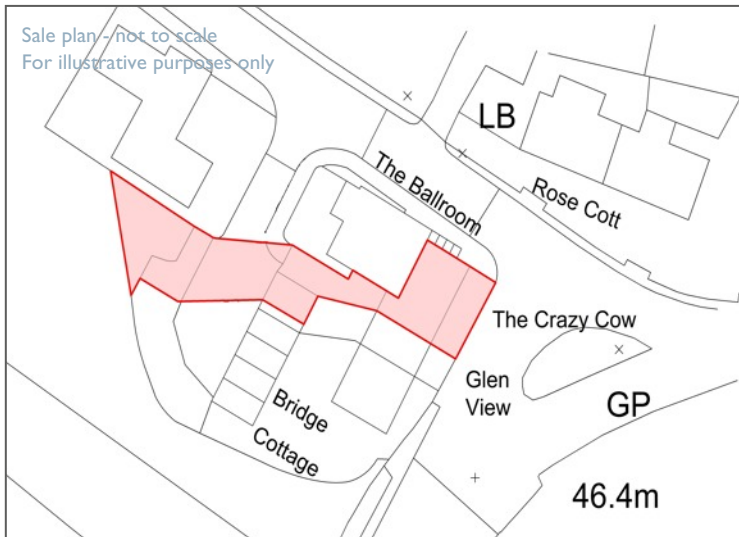
Services, specifications & directions

- Mains electricity and gas
- Mains metered water
- Private drainage to a modern sewage treatment plant shared with five other properties and located in the divorced garden area to the rear
- Gas central heating
- Gas fire in the sitting room
- Double glazed windows set in wooden frames, most with panelled reveals
- 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 b4m.org.uk.
- Siematic kitchen
- Amtico flooring in the entrance hall, cloakroom, kitchen, house bathroom and en suite shower room
- Fitted wardrobes in the principal bedroom were installed in 2025 by 'We Fit any Furniture' with a 10 year guarantee
- External water tap
- External lighting

To find the property - from Melling on the A683, head southeast along Lodge Lane. On entering the village, turn right at the 'Y' junction and Crazy Cow is the first property on the right. The garage and private parking for the property is accessed to the rear.

What3words reference: ///outermost.noon.idea





The finer details

Council Tax

Crazy Cow is currently banded F 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

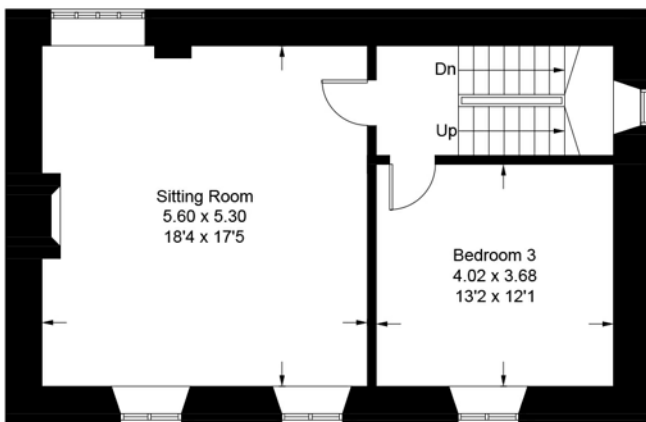
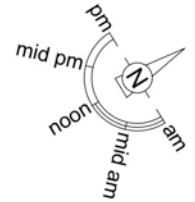
- Included in the sale - fitted carpets (not rugs), curtains, blinds, curtain poles, light fittings (except hall and staircase fittings) and integral white goods
- Available separately: hall and staircase light fittings as well as garden furniture, pots and troughs
- Freehold, with vacant possession on completion
- Two permits are included for fishing on the River Wennington
- Restrictive covenants apply - please ask the agent
- There is management fee, currently £44 per month, which covers maintenance and emptying of the Klargester, maintenance of the driveway and two green bins for garden waste shared between the four properties of Glen View, Crazy Cow, The Coach House and The Ballroom.

Money Laundering

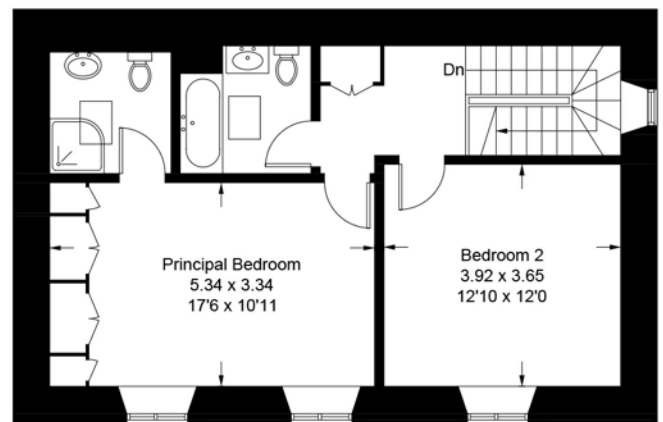
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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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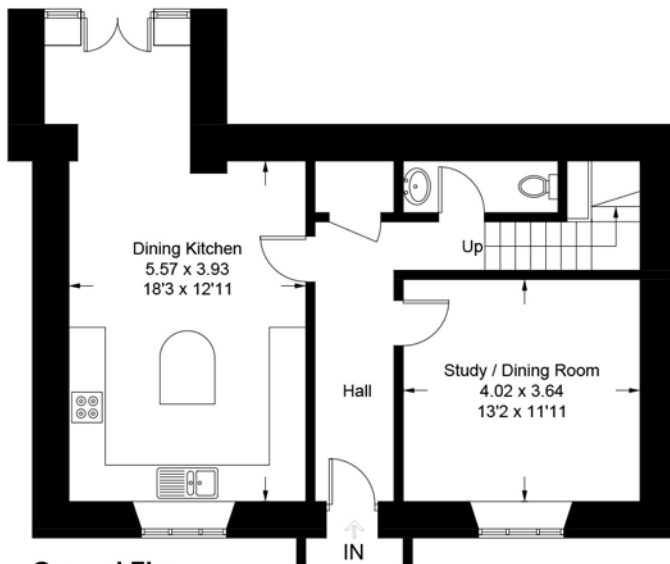
Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft



First Floor



Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290133)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			

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