

SCAR BROW COTTAGE

£800,000

Mansergh, The Yorkshire Dales, LA6 2EL

Situated in a quiet country laneside setting, a detached stone and slate cottage surrounded by open countryside.

Spacious and versatile accommodation over two floors with a generous reception room (formerly two rooms) with space for sitting and dining, kitchen, boot room and a ground floor bedroom with shower room. To the first floor there are four bedrooms, two with en suite bathrooms as well as a house bathroom. Attached is a useful store with space for a small car. Gated drive with ample parking and rear garden with splendid views of the Barbon Fells.

A rural and peaceful location, yet accessible for local services in the sought-after Lune Valley market town of Kirkby Lonsdale.





Welcome to **SCAR BROW COTTAGE**

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Here's our TOP 10 reasons to love Scar Brow Cottage:

1. **Location, location, location** - situated in a peaceful, rural, laneside setting, with just one close neighbour.
2. **Splendid views of open countryside** to the north and to the east towards the Barbon Fells from the garden.
3. **Detached stone and slate cottage** with some character features, generous and versatile accommodation set over two floors and a gross internal measurement of c. 2068 sq ft (192.1 sq m). Tenanted for some years, there is scope to upgrade.
4. **Come on in** through the open timber porch into the boot room. From here a door leads into a large open plan sitting/dining room (formerly two rooms) with an open fire to one end and multi-fuel stove to the other. The kitchen is to the rear of the property and enjoys the lovely view across the garden. It is fitted with base and wall units, a breakfast bar, LPG gas range cooker, pot sink, recess shelving and has undercounter space for a dishwasher. There are two built-in cupboards, the first housing the hot water cylinder, the second with the boiler and plumbing for a washing machine.
5. **Bedrooms and bathrooms** - off the first floor landing are two large, double bedrooms, both with en suite bathrooms, two smaller double bedrooms and a good-sized house bathroom.
6. **Ground floor bedroom** with en suite shower room, ideal for a dependent relative, dedicated home office or a second reception room.
7. **Attached open fronted store/garage**, c. 263 sq ft (24.4 sq m) providing excellent storage and garaging for a small car. Internally there is a galvanised metal storage unit.
8. **Ample parking provision** - a gated drive provides parking and turning to the south and east
9. **Rear gardens to the north** bordering open fields with level lawn, gravel terrace, trees and a former well.
10. **It's a great base for exploring** the Dales and the Lakes District National Parks as well as both the Forest of Bowland and Arnsdale and Silverdale National Landscapes. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







Picturesque setting

Within the Yorkshire Dales National Park, Scar Brow Cottage is situated c. 1.7 miles south of the award-winning Lune Valley market town of **Kirkby Lonsdale**, which offers an abundance of independent shops, popular restaurants and pubs, a post office, a well-regarded Booths supermarket, Boots Chemist, opticians, doctor's and dentists' surgeries.

To the north, the market town of **Sedbergh** (9.5 miles) offers a good range of local amenities including a large Spar, medical practice, a lovely independent grocers, weekly market, cafes, restaurants and pubs including the award-winning Black Bull Inn.

If you're seeking bright lights then the 'Gateway to the Lakes' market town of **Kendal** (12 miles) and the Georgian city of **Lancaster** (17.3 miles) provide a more comprehensive range of educational, commercial and recreational facilities.

There are primary and secondary **schools** in Kirkby Lonsdale and Sedbergh with independent schools at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those keen on outdoor pursuits, could there be a better placed village? The glorious unspoiled countryside of the **Yorkshire Dales** and **Lake District National Parks**, the **Lune Valley** and **Forest of Bowland National Landscape** is all on your doorstep. The perfect natural adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors, and if you fancy a walk by the sea, the **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away.

Connectivity

Hop in the car - access to the M6 is either at J36 (9 miles) or J35 (13.7 miles) depending on the direction of travel. For travelling east/west, the A65 is 1.7 miles distant.

Let the train take the strain - the nearest station on the west coast main line is at Oxenholme (9.6 miles) or Lancaster (17.3 miles) with direct trains to London Euston, Manchester and airport. Birmingham, Glasgow and Edinburgh. Historic Camforth Train Station (12.9 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

For jetting off - Leeds Bradford 52.7 miles, Manchester Airport is 81.5 miles distant, Liverpool Airport 86.6 miles.

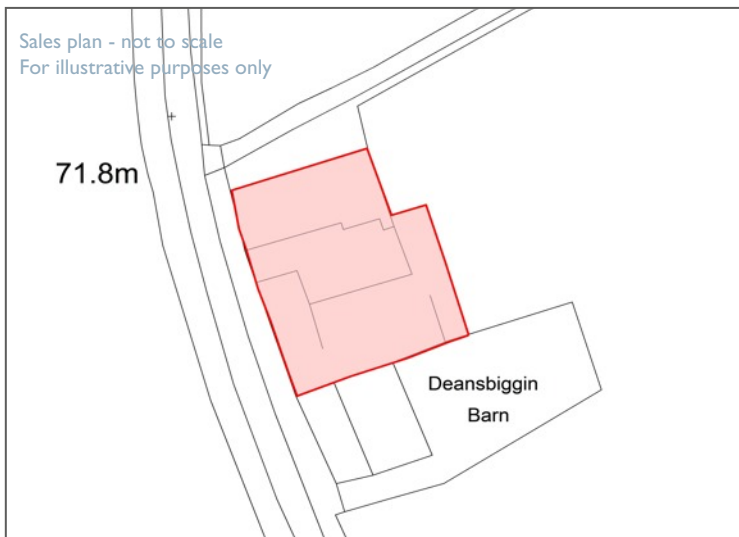
Let us take you there... from Kirby Lonsdale, head north on the B6254. On entering the small village of Kearslick, turn right over the bridge, signposted Rigmaden/Killington. Continue for c. 0.7 miles and the property is the second of two properties on the righthand side.

what3words reference: ///gloom.orchids.denser

Services and specifications

- Mains electricity
- Private water supply
- Private drainage to a septic tank, located within the property's boundaries
- LPG gas range
- Multi fuel stove and open fire in the sitting/dining room
- Combination of single and double glazed windows
- 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
- Oak floor in the sitting/dining room, tiled floor in the kitchen and a stone flag floor in the boot room
- External lighting
- External cold water tap





The finer details

Council Tax

Scar Brow Cottage is currently banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

The Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

- 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.

Scar Brow Cottage, Mansergh, LA6 2EL

Approximate Gross Internal Area = 192.1 sq m / 2068 sq ft

Store = 24.4 sq m / 263 sq ft

Total = 216.5 sq m / 2331 sq ft

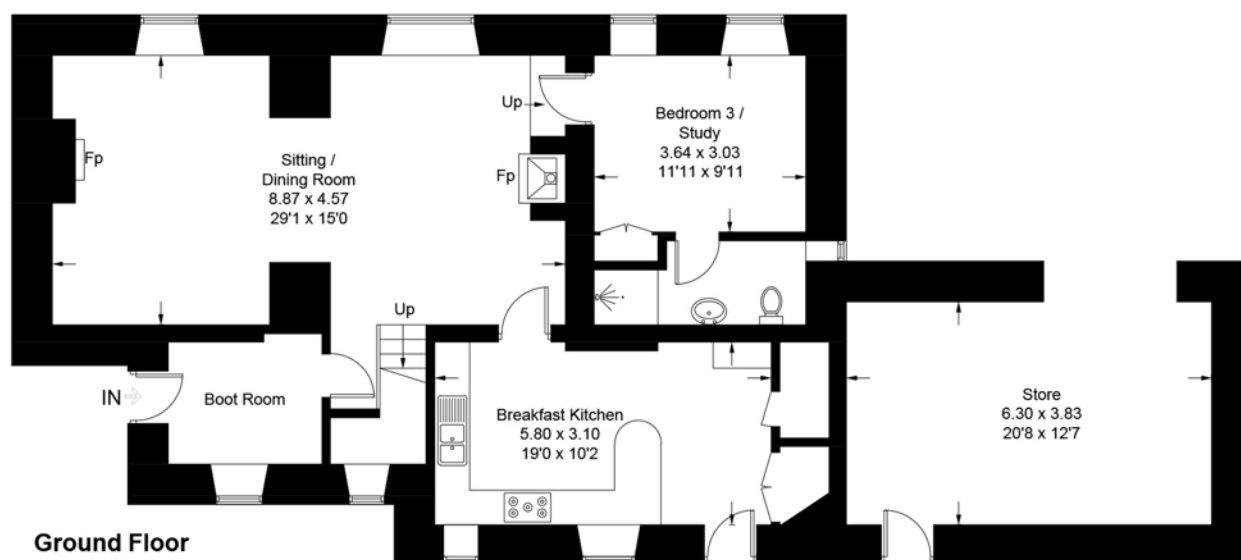
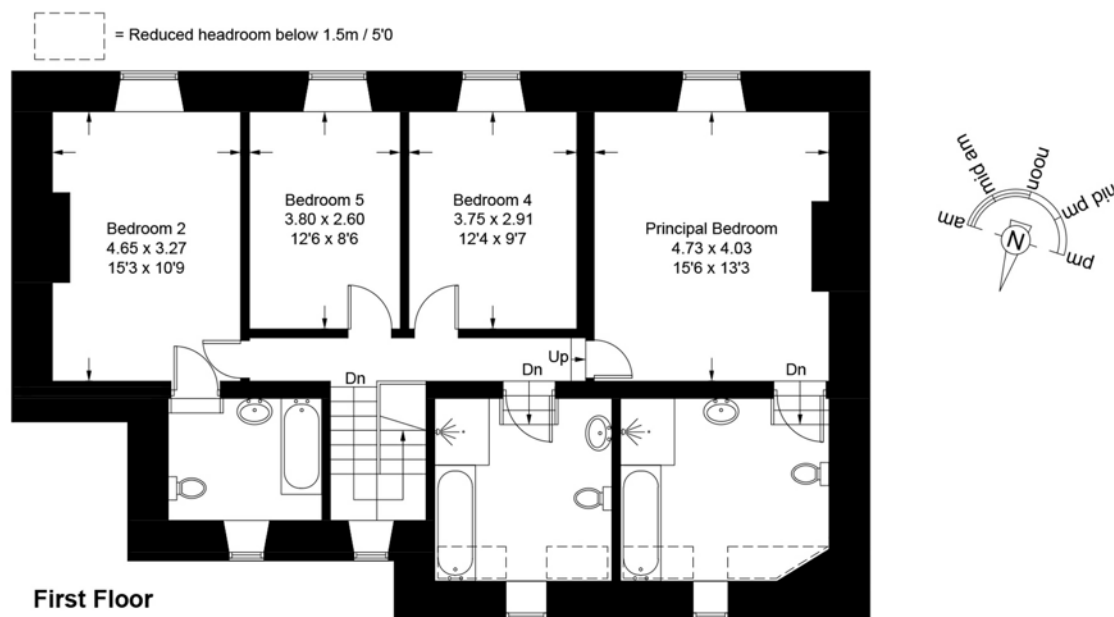


Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1278245)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epcau.com		

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