

## 2 CONSTABLE COTTAGES

£240,000

31 High Street, Burton-in-Lonsdale, LA6 3JR

**An incredibly sweet Grade II Listed mid terrace, stone and slate cottage with a good-sized garden and some lovely countryside views.**

Set over three floors the characterful accommodation is both welcoming and beautifully presented with a sitting room, breakfast kitchen with stairs to cellar, double and single bedrooms and a house bathroom. South facing foregarden and to the rear, seating terraces, lawns, mature planting, trees, summerhouse and garden shed.

**A popular Lune Valley village location situated close to the Yorkshires Dales and Forest of Bowland and highly accessible for road and rail links.**





## Welcome to **2 CONSTABLE COTTAGES** £240,000

31 High Street, Burton-in-Lonsdale, LA6 3JR

### Here's our TOP 10 reasons to love 2 Constable Cottages:

- 1. Grade II picturesque** mid terrace cottage in the heart of the village - a former stable for the neighbouring property, formerly named Fern Lea, presently known as The Old Police House and now two cottages dating from 1824 with central panel inscribed B T J.
- 2. Charming and incredibly welcoming.** the characterful and light accommodation is beautifully presented and well-maintained with a gross internal measurement of c. 638 sq ft (59.3 sq m excluding the cellar).
- 3. Set over three floors** - step through the front door into the sitting room with a brick and stone fireplace, woodburning stove and staircase with pine treads rising. The breakfast kitchen is fitted with base units, an electric cooker, space for an undercounter dishwasher, built-in cupboard and stable door. To the first floor, there is a built-in cupboard off the landing as well as a double bedroom 1 with built-in cupboard and a period fireplace. Single bedroom 2 and a three piece bathroom are at the rear and enjoy lovely garden views across to open countryside.
- 4. Useful cellar** c. 215 sq ft (20 sq m) - stone steps lead down from the kitchen to the cellar room with flag floor, power, light and plumbing for a washing machine.
- 5. Delightful gardens** - south facing gravel walled foregarden with stone planter and clematis above the door and window. To the rear, a large garden leading from the kitchen with decked terrace, stone steps down to a lower gravelled terrace, lawns, mature trees, well-stocked borders, rose covered wrought iron arch and timber shed.
- 6. Large wooden summerhouse** with double doors and an electric stove - perfect as a home office/studio or games and hobby room.
- 7. Parking** - there is on street parking on High Street and elsewhere in the village.
- 8. Village life** - Burton-in-Lonsdale is a Conservation Area village with a community run shop/post office and pub (The Punch Bowl Inn), All Saints Church, a village hall, sports pavilion and field.
- 9. Connectivity** - Burton-in-Lonsdale is one of the most readily accessible larger villages within the Lune Valley. Approached from the Tunstall/Cantsfield direction (A683), it is ideally placed for J34 of the M6 (12.8 miles) and Lancaster (15.3 miles) with a train station on the West Coast mainline. Accessed off the A65, Ingleton (2.8 miles) and Kirkby Lonsdale (5.7 miles) are convenient. There is also a train station at High Bentham on the Leeds to Morecambe line.
- 10. Surrounded by stunning beautiful countryside** - not just the Lune Valley but the Dales and Lake District National Parks as well as the National Landscapes of the Forest of Bowland and Arnside and Silverdale.



## Useful information

- Mains electricity, gas, metered water and drainage
- Gas central heating to a combi-boiler and a woodburner in the sitting room
- Fibre broadband connected with B4RN hyperfast broadband available
- Double glazed windows in wood frames
- External water tap, power point and light
- There is a pedestrian right of way for bins in favour of Nos. 31 and 33 across the rear garden of No. 29. 24 High Street, opposite, also has a right of way through the rear of No. 29 into No. 31 and through the garden to their allotment.
- 2 Constable Cottages is banded D for Council Tax purposes with North Yorkshire Council
- 2 Constable Cottages is Grade II listed
- Carpets, curtains, curtain poles, blinds, light fittings, white goods summerhouse, garden shed, BBQ and pizza oven and garden furniture are included in the sale
- Other items are available separately
- Freehold, 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.



Lane House, Kendal Road  
 Kirkby Lonsdale  
 Carnforth  
 Lancashire LA6 2HH

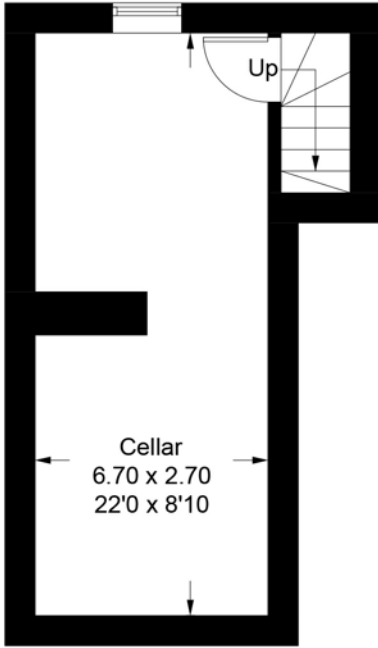
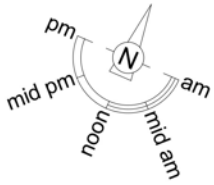
015242 74445  
 sales@davis-bowring.co.uk  
 www.davis-bowring.co.uk

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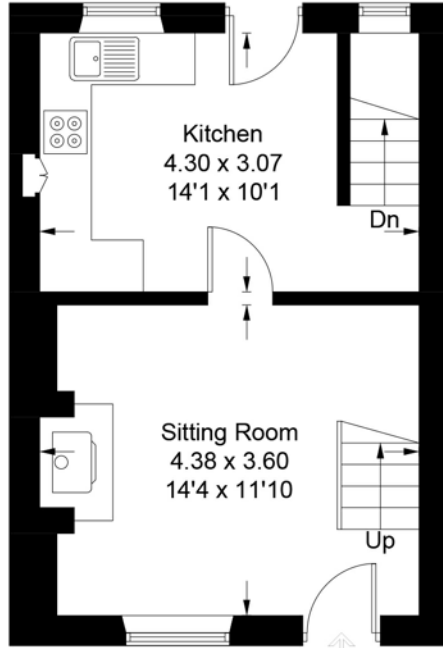
estate agents

## 2 Constable Cottages, 31 High Street, Burton in Lonsdale, LA6 3JR

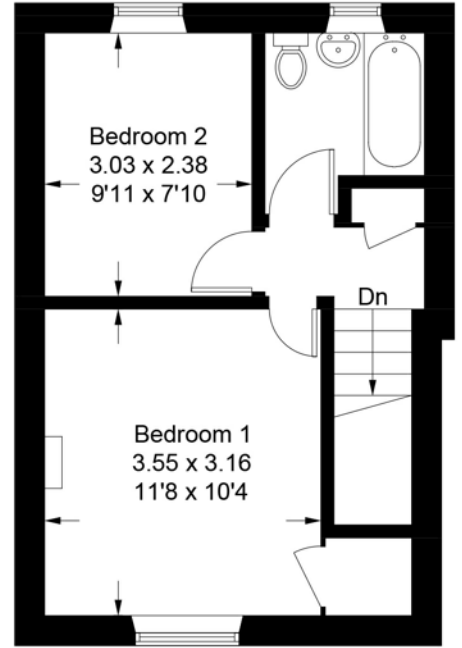
Approximate Gross Internal Area = 59.3 sq m / 638 sq ft  
 Cellar = 20.0 sq m / 215 sq ft  
 Total = 79.3 sq m / 853 sq ft



Cellar



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294978)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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