

THE FORGE

£610,000

Arkholme, LA6 1AS

Situated in a quiet laneside setting, a charming Grade II semi-detached cottage and attached former smithy combined to create a spacious character property.

Thought to date back to 1817 with lovely original features, the welcoming accommodation is spacious with a sociable flow of rooms; living kitchen open to modern garden room, sitting room, dining hall, utility room, cloakroom, principal bedroom with en suite bathroom and walk-in wardrobe as well as three further double bedrooms and a shower room. Gated, private driveway parking, single garage, two stone and slate outhouses, generous gardens, an orchard and a wonderful contemporary 'outdoor room' with a slate seating terrace, raised beds and direct access from the garden room.

If you don't know Arkholme, we highly recommend it. In the heart of the Lune Valley, it is easily accessible for road and rail links and has a primary school and village hall.





Welcome to **THE FORGE**

£610,000

Arkholme, LA6 1AS

One of only two Thankful Villages in Lancashire and within a Conservation Area, **Arkholme** is a popular, sought-after and picturesque village in the Lune Valley with a thriving community, reinforced by the school and village hall.

The attractive Cumbrian market town of **Kirkby Lonsdale** (5.2 miles) is extremely popular and offers an abundance of independent shops, restaurants and pubs, a post office, bank, a weekly market, a Booths supermarket and Boots Chemist, as well as an opticians, doctor's and dentists' surgeries.

The Georgian city of **Lancaster** (10.3 miles) offers a comprehensive selection of facilities as well as Lancaster University, Lancaster & Morecambe College and the Royal Lancaster Infirmary.

Known as the Gateway to the Lakes, **Kendal** (18.3 miles) also offers a wide selection of education, employment and recreational facilities.

Arkholme is a great choice for families with a well-regarded primary school in the village. There are secondary schools in Kirkby Lonsdale and Lancaster as well as Grammar Schools in Lancaster with a bus stop on the main road. Independent schools are at Sedbergh, Giggleswick and Windermere and all within commuting distance or offer boarding facilities.

For keen walkers, the **Lune Valley Ramble** is on the doorstep at the end of Main Street, just over 16 miles from Lancaster to Kirkby Lonsdale taking in some beautiful undulating scenery. Canine companion or not, right from your front door, this could be your daily delight.

Surrounded by stunning countryside with two National Parks and two National Landscapes - to the east are the **Yorkshire Dales**, to the west is the **Lake District** and to the south, the **Forest of Bowland**; close by, you've also **Silverdale** and **Arnside** - it's the perfect base for outdoor enthusiasts.

Travel by car - located on the B6254 between Kirkby Lonsdale and Camforth, J35 of the M6 is 5.6 miles distant so Arkholme is very accessible for the motorway. Access to the A65 for travelling east is 4.8 miles distant.

Travel by train - Oxenholme (15.9 miles) and Lancaster have stations on the main West Coast line with a direct line to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh.

Travel by air - Leeds Bradford (55.3 miles), Manchester (72.6 miles) and Liverpool (78.1 miles)

To get yourself there - from Kirkby Lonsdale, head southwest on the B6254 through the villages of Whittington and Newton. On entering Arkholme, turn right after passing the school on the left and proceed up the hill. The Forge is the second property on the left hand side.

What3Words reference: ///marathons.pricier.dinosaur







Grade II character and charm

Situated within the picturesque village of Arkholme, The Forge is a Grade II Listed semi-detached, stone and slate property in a quiet laneside setting with generous gardens and an orchard.

Dating back to c. 1817 the listing *'The Forge is of one bay having windows with small panes, some opening as casements. Door at left. At the right is a 1st floor door, reached by a flight of external stone steps against the projecting wall of the smithy. Chimneys at left, and at right in wall of smithy. The smithy has a wide opening at the street. Above is a blocked opening with timber lintel'*.

The current owner has a number of old photographs showing The Forge and adjacent smithy, which are available at the property.

Character abounds with a former water pump, beamed ceilings, stone and cast iron fireplaces, ceiling hooks in the kitchen, oak floors, window lintels, recess niches, boarded doors with Suffolk latches, and exposed stone walls to name a few.

With a gross internal area of 2074 sq ft (192.7 sq m), the accommodation is spacious with a versatile layout. Period and modern features blend beautifully with the addition of a contemporary garden room leading out to a splendid garden area with seating terrace.

Lets us take you on a tour...

Come on in through the front door into a **living kitchen** - a welcoming room having a stone fireplace with wood burning stove, base and wall units, matching island unit with breakfast bar, cream Rangemaster stove, dishwasher and space for American style fridge/freezer. This space is open to the light and bright **garden room** with glazed oak framed windows and sliding doors and three skylight windows - it is the perfect spot to relax and enjoy the lovely outlook and there is also space for a table and chairs for al fresco entertaining.

Leading off the living kitchen is a **hall/dining room** with understairs cupboard. There is also a useful **utility/laundry room**, with Belfast sink and a **cloakroom**.

The dual aspect good-sized **sitting room** has a wood burning stove.

From the hall, an enclosed staircase leads to a split landing. The **principal bedroom** has a recessed stone arch, a four piece en suite **bathroom** and a **walk-in wardrobe**. There are three further double bedrooms - bedroom 3 has a door to the external stone steps, and bedrooms 3 and 4 both have fireplaces. There is also a three piece **shower room** and an airing cupboard.

Outside space

There are large timber gates leading to a gravel driveway, which provides private parking, a single timber **garage** with sheeted roof and two **stone and slate outhouses**, one with a Belfast sink.

To the north of the house is the **garden** with gently sloping lawn, herbaceous borders and mature trees. A gate leads through to a westerly facing **orchard** with pear trees and lovely far reaching views.

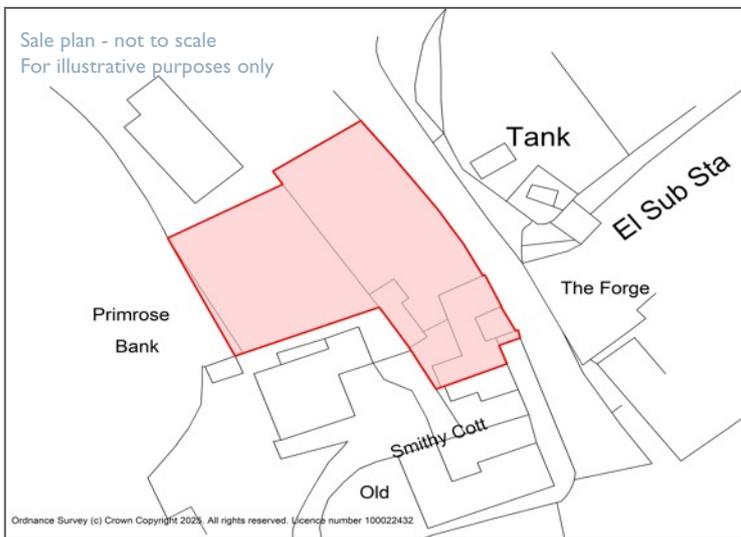
To complete the picture is the contemporary **garden area** which adjoins the garden room, a splendid, private and sociable 'outdoor room' with slate terrace and steps, raised planted beds and providing space for dining and seating. In all, c. 0.27 acres (0.11 hectares).



Services and specifications

- Mains electricity, gas, and water
- Private drainage shared with six properties. An Environment Agency Permit is in place - further details from the agent
- Gas central heating with combi-boiler
- Underfloor heating in the garden room
- Wood burning stoves in the sitting room and living kitchen
- 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 b4m.org.uk.
- External hot and cold water tap





The finer details

Council Tax

The Forge is currently banded E 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

- Fitted carpets included in the sale
- The property is Grade II Listed - List Entry Number 1362530
- Freehold, vacant possession on completion
- There is a restrictive covenant on the orchard - further details are available from the agent.

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.



The orchard

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The Forge, Arkholme, LA6 1AS

Approximate Gross Internal Area = 192.7 sq m / 2074 sq ft

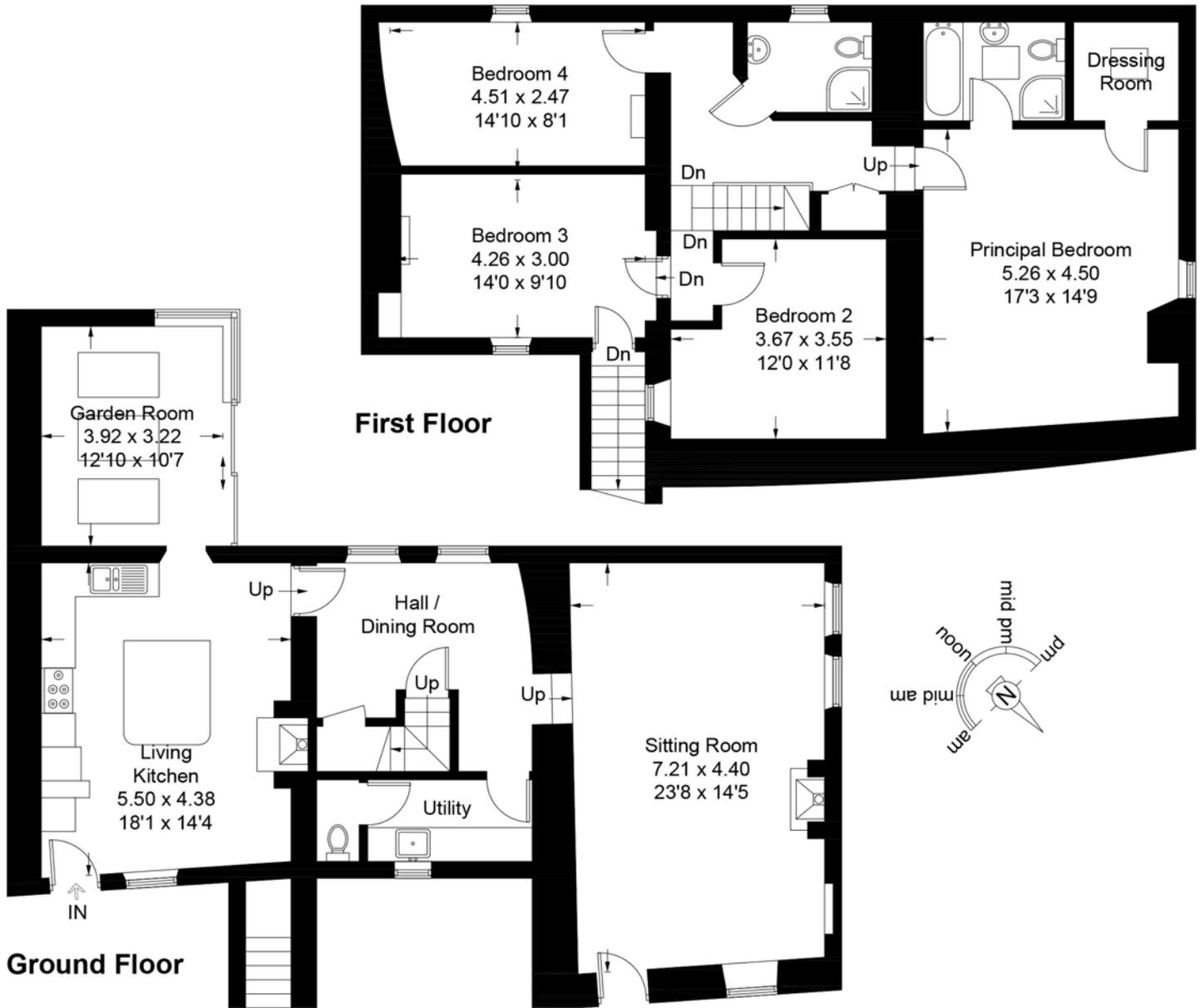


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1192451)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			80
C (69-80)			
D (55-68)		55	
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England & Wales EU Directive 2002/91/EC WWW.EPC4U.COM

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