

LOW BECKFOOT COTTAGE

£450,000

Casterton, The Yorkshire Dales, LA6 2LE

Situated on a quiet, rural roadside location, a semi-detached period cottage with delightful gardens and splendid countryside views.

Not seen on the market since 1989 and now offering new custodians the opportunity to make it their own, the accommodation is set over four floors with a large sitting room, dining room open to kitchen, ground floor shower room, cellar, three first floor bedrooms, house shower room and a walk-in wardrobe. Enclosed staircase to the second floor with two further bedrooms. Private parking and double garage. Low maintenance foregarden and good-sized south-facing cottage gardens with mature planted borders, trees, level lawn, seating terrace and octagonal greenhouse.

Immense potential close to Casterton and award-winning Kirkby Lonsdale.





Welcome to **LOW BECKFOOT COTTAGE**

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Here's our TOP TEN reasons to love Low Beckfoot Cottage:

1. **A picturesque, rural setting with a 'miles from anywhere feel'** - situated on the side of a quiet country lane, within the Yorkshire Dales National Park, not far from the sought-after village of Casterton and award-winning market town Kirkby Lonsdale.
2. **A beloved home for over 35 years** it is time for new custodians to tailor to their requirements and make it their own, with an exciting opportunity to refurbish, reconfigure or extend with the relevant consents.
3. **Spacious and characterful accommodation** set over four floors with a gross internal measurement of 1952 sq ft (181.4 sq m excluding the cellar) and some attractive period features and lovely countryside views.
4. **Come on in** - a verandah style porch leads into a vestibule with built-in cupboard. The triple aspect dining room is open to the kitchen. The kitchen is fitted with base and wall units with twin ovens and a halogen hob. The hall with three piece shower room leads to a lovely and spacious dual aspect sitting room with glazed door out to the front garden, inset cupboard, arched recess with shelving and marble fireplace with wood burning stove.
5. **Useful cellar**, c. 144 sq ft (13.4 sq m) with stone steps and bench - an excellent storage space.
6. **Sweet dreams** - an attractive staircase made from yew leads to the first floor landing off which are three double bedrooms, a walk-in wardrobe, shower room and airing cupboard.
7. **Second floor** - an enclosed staircase leads to a landing. Access to the two rooms, bedroom 4 and occasional bedroom 5, is height restricted. There is also undereaves storage running the full length of the house.
8. **Garaging and parking** - a detached double garage is situated to the south of the property with power and light and an electric up and over door to the right hand side only. There is parking to front of the garage along with further off road parking to the front of the house.
9. **Attractive, south facing cottage gardens** bordering open fields at the rear - with level lawns, flagged seating terrace, deep planted borders, shrubs, trees and an octagonal greenhouse. There is also a west-facing low maintenance garden to the front of the house.
10. **Highly convenient location** - a great base for exploring the stunning surrounding countryside, the Dales and Lakes, the Lune Valley and the Forest of Bowland National Landscape. Fresh air and fun, whichever direction you take and whatever your pleasure. **For travelling further afield**, there is easy access onto the M6 at Junctions 34, 35, or 36 with the A65 for travelling east close by. There are train stations at Oxenholme and Lancaster, on the main west coast line with direct trains to the major cities and Manchester airport.

To find the property - from Kirkby Lonsdale head north on the A683; after passing through the village of Casterton and after just under a mile, turn left onto Lowfield Lane. Proceed on the country lane for 0.9 miles and Low Beckfoot Cottage is the first property on the right.

What3words reference: ///mango.simulator.announced

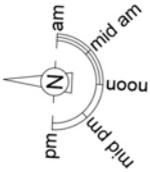


You'll need to know...

- Mains electricity
- Private drainage to a septic tank located within the property's boundaries
- Shared private water supply from a spring with UV filter
- Oil fired central heating with a recently installed boiler and wood burning stove in the sitting room
- Solar panels installed
- B4RN hyperfast broadband connected
- A combination of double and single glazed windows
- Low Beckfoot Cottage is banded E for Council Tax purposes
- Local Authority - Westmorland & Furness
W: www.westmorlandandfurness.gov.uk
- Planning Authority - The Yorkshire Dales National Park Authority
W: www.yorkshiredales.org.uk
- Freehold, with vacant possession on completion
- Carpets, some curtains and blinds, curtain poles and light fittings are included in the sale. Stone ornaments are available by separate negotiation and the chandeliers and rugs are specifically excluded

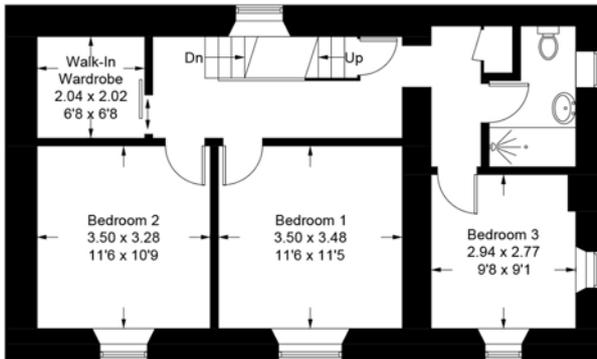
Money Laundering

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.

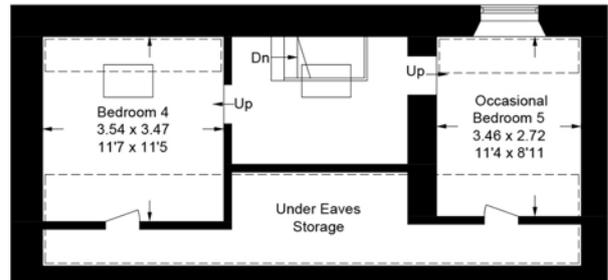


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Approximate Gross Internal Area = 181.4 sq m / 1952 sq ft
 Cellar = 13.4 sq m / 144 sq ft
 Total = 194.8 sq m / 2096 sq ft
 (Including Under Eaves Storage)

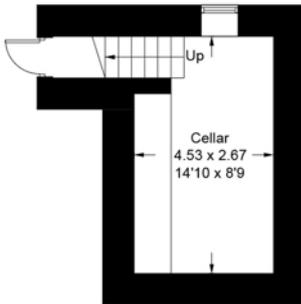


First Floor

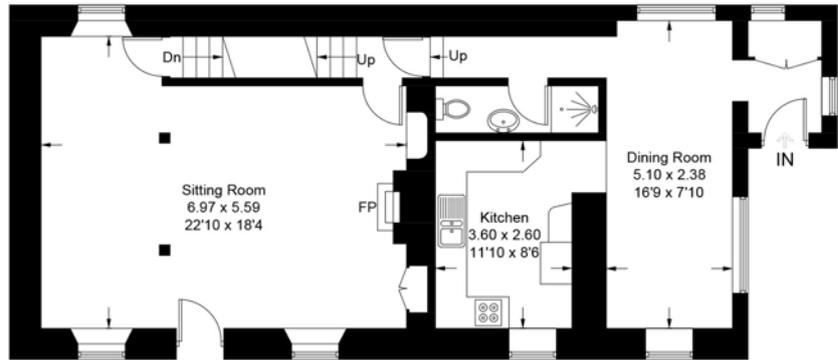


Second Floor

= Reduced headroom below 1.5m / 5'0"

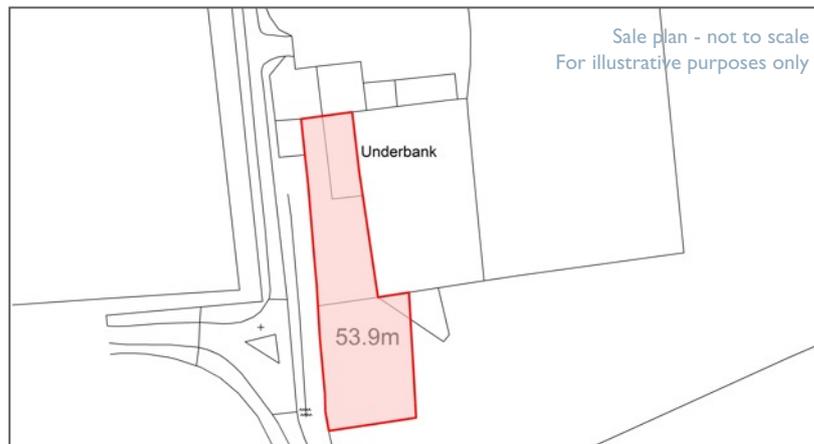


Cellar



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1249752)



Sale plan - not to scale
 For illustrative purposes only

Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
*Not energy efficient - higher running costs			
England & Wales		61	76
EU Directive 2002/91/EC			
www.epcau.com			

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