

MANSERGH HALL COTTAGE

£550,000

Mansergh, The Yorkshire Dales National Park, LA6 2EN

Country living - situated in a quiet rural setting, a detached character cottage with lovely open countryside views to the front.

Extended into the attached barn, the spacious accommodation offers a dining kitchen, sitting room, inner hall with utility/laundry room and cloakroom, four bedrooms, one with an en suite shower room and walk-in wardrobe and a house bathroom. Walled foregarden, elevated lawn garden with decked seating terrace to the rear and private parking for three cars.

A splendid 'miles from anywhere feel' yet extremely convenient for Kirkby Lonsdale, road and rail links.





Welcome to **MANSERGH HALL COTTAGE** **£550,000**

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Here's our **TOP TEN** reasons to love **Mansergh Hall Cottage**:

1. **Rural location but not cut off** - Mansergh is a small scattered village surrounded by picturesque open countryside and situated c. 2 miles from the centre of the sought-after market town Kirkby Lonsdale.
2. **A detached stone and slate cottage** - located at the entrance to Mansergh Hall Farm, the cottage has been extended into the attached barn to create a spacious property with good proportions, character features and a gross internal area of c. 1709 sq ft (158.8 sq m).
3. **Come on in...** a porch leads into the dining kitchen with terracotta and black tiled floor and ceiling beams. The kitchen is fitted with base units, fitted cupboard, breakfast bar and Rangemaster stove. An inner hall has a useful utility/laundry room with a two piece cloakroom off. There is also external access to the side.
4. **Triple aspect sitting room**, being south facing, light and bright with tall windows set into the original barn opening, an oak floor and wood burning stove set in a brick fireplace on a stone hearth.
5. **Bedrooms and bathrooms** - the half return staircase leads to the first floor landing with three double bedrooms and a fourth 'L' shaped bedroom, currently used as an office. Enjoying open countryside views, the generous dual aspect principal bedroom has a vaulted ceiling with exposed roof timbers, a walk-in wardrobe and and three piece en suite shower room. There is also a three piece house bathroom.
6. **Private parking** with off road parking for three vehicles to the east of the property.
7. **Gardens** - to the front there is a gravel foregarden with low stone wall boundary. A wisteria adorns part of the front elevation. To the rear, steps lead up to an elevated garden with deck seating terrace, lawn and garden shed (not included in the sale).
8. **Nearby**, the Conversation Area town of Kirkby Lonsdale has an excellent range of local amenities - independent shops, restaurants and pubs, churches, post office, primary and secondary schools, as well as a Booths supermarket, Boots Chemist, doctor's and dentists' surgeries and opticians.
9. **Need a bit more?** Try the the Dales 'book town' of Sedbergh (9.2 miles), the Lake District gateway town of Kendal (10.7 miles) or for the bright lights of a city, the Georgian city of Lancaster (18.8 miles via the A683). **Further afield** - 3 miles from the A65 to the south and 8 miles from J36 of the M6 to the north. Airports are at Leeds Bradford (52.8 miles), Manchester (82.2 miles) and Liverpool (87.3 miles), whilst Oxenholme (8.3 miles) and Lancaster have stations on the West Coast mainline.
10. **Fond of fresh air?** The property sits just inside the Yorkshire Dales National Park and is close to the Lake District National Park with a wide range of leisure pursuits on offer between the two. There are also two National Landscapes (Silverdale/Armside and the Forest of Bowland) so in whichever direction you head for a walk, climb, run, ride or cycle it's all beautifully accessible.



You'll need to know...

- Mains electricity
- Drainage to a septic tank
- Private water supply
- Oil fired central heating and wood burning stoves in the sitting and dining kitchen
- B4RN hyperfast broadband connected
- Double glazed windows
- Council Tax band F
- Restrictive covenants apply - please ask the agent
- Local Authority - Westmorland & Furness Council
- Planning Authority - Yorkshire Dales National Park Authority
- Freehold, with vacant possession on completion

To find the property - from Kirby Lonsdale, head north on the B6254. On entering the small village of Kearsywick, turn right over the bridge, signposted Rigmaden/Killington. Continue on this road for c. 1.1 miles and turn right. The property is the first on the left.

What3words reference: ///banquets.moats.camp

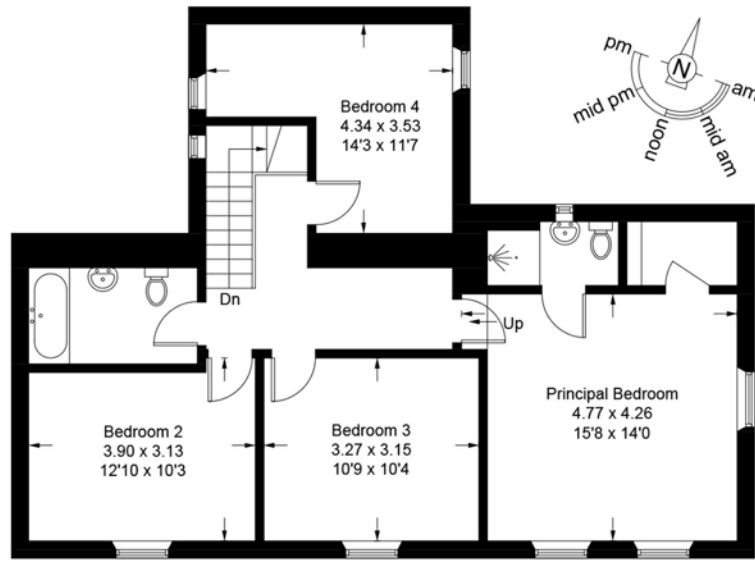
Money Laundering

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.

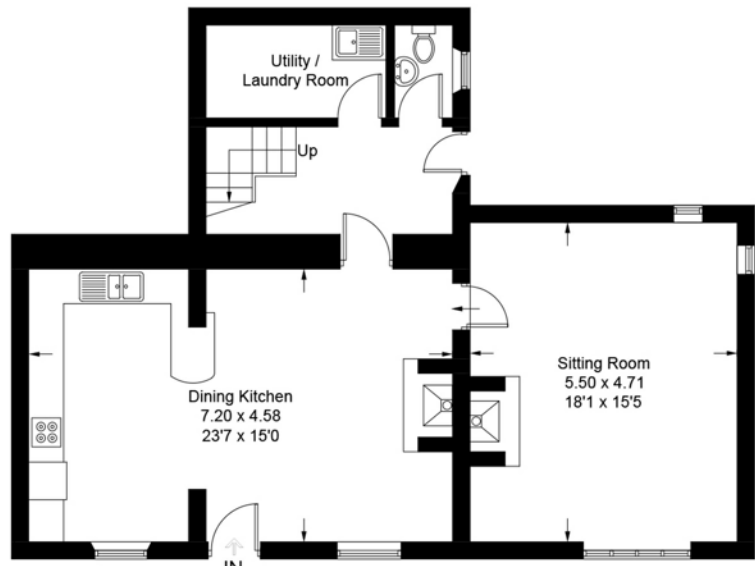


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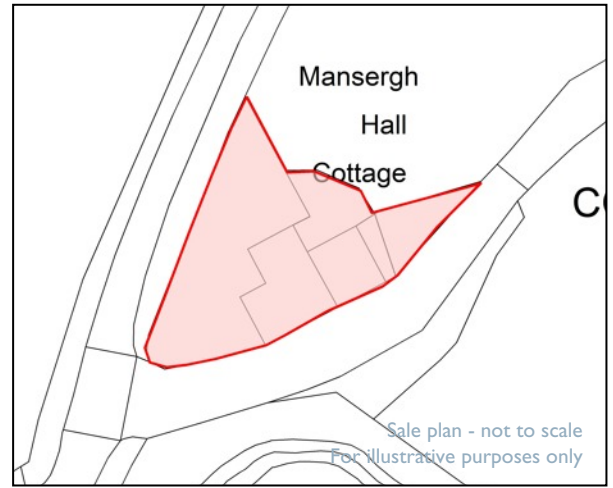
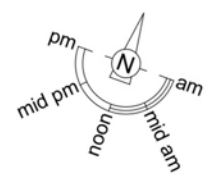
Approximate Gross Internal Area = 158.8 sq m / 1709 sq ft



First Floor



Ground Floor



Sale plan - not to scale
 For illustrative purposes only

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1278074)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			

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