

4 NORWOOD FARM COTTAGES

£405,000

High Casterton, The Yorkshire Dales, LA6 2SD

Tucked away in a quiet corner of an attractive farmstead conversion, with five other properties, a delightful and contemporary semi-detached barn conversion.

Well-appointed and stylishly presented accommodation with welcoming dining kitchen and good-sized sitting room, utility/laundry room, cloakroom, three double bedrooms and a house bathroom. Private courtyard garden, allocated parking and visitor parking.

A highly sought-after rural setting within walking distance of Kirkby Lonsdale as well as enjoying great accessibility to open countryside in the Lune Valley, the Yorkshire Dales and Lake District and convenient for the A65 and M6.





Welcome to **4 NORWOOD FARM COTTAGES** **£405,000**

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Here's our **TOP TEN** reasons to love 4 Norwood Farm Cottages:

- 1. Location really matters** - tucked away in the corner of this select residential development of a former farmstead, in the quiet rural village of High Casterton, Casterton itself has a petrol filling station and garage with a small shop for basic provisions along with The Pheasant, a popular country pub. Sedbergh Preparatory School is located at Casterton as well as a golf course.
- 2. A spacious, welcoming and stylishly presented** semi-detached stone and slate barn conversion, converted in 1986 from a range of traditional farm buildings to create six individual homes. The accommodation is set over two floors with a gross internal area of 1444 sq ft (134.2 sq m).
- 3. Come on in to** the entrance vestibule with decorative tiled floor. A glazed door leads into a light and sociable dining kitchen with limestone floor, window seat, base and wall units, integral appliances including fridge/freezer, dishwasher, hob, electric oven and grill. An understairs cupboard provides useful storage. There is also a practical utility/laundry room with external access and cloakroom off.
- 4. A dual aspect sitting room** has a cast iron multi-fuel stove on a flag hearth and window seats to the east elevation - together with the dining kitchen it's a great room for entertaining.
- 5. Sweet dreams** - from the kitchen, a full return staircase with feature leaded and stained circular window leads to the landing off which are three double bedrooms; bedroom 1 was formerly two rooms so is a lovely generous size and has a fitted wardrobe, bedroom 2 is also a good-sized double with bedroom 3 having built-in wardrobes.
- 6. Flagged courtyard-style east facing garden**, with bin store and pedestrian gate giving handy access to the lane. There's plenty of space for a table and chairs, pots and planters and is ideal for those seeking a low maintenance outdoor space.
- 7. Private parking** for one car within the shared courtyard as well as visitor parking spaces.
- 8. The popular market town of Kirkby Lonsdale** is a short drive (or walk) away and offers a good range of local amenities (shops, restaurants and pubs, church, post office, a Booths supermarket, Boots chemist, an opticians and doctor's and dentists' surgeries).
- 9. For travelling further afield** - access to the A65 is 0.8 miles with J36 of the M6 being 7.3 miles distant. There are train stations at Oxenholme (12.3 miles) and Lancaster (16.3 miles (via the A683) on the West Coast mainline with direct services to all major cities. Airports are at Leeds Bradford (50.5 miles), Manchester (81.7 miles) and Liverpool (86.8 miles).
- 10. Seeking a country lifestyle** - within the Yorkshire Dales National Park and surrounded by stunning countryside, close to The Lakes, the Forest of Bowland and Silverdale and Arnsdale National Landscapes there's no shortage of walks, runs, cycle rides and other outdoor activities, many of which can be taken right from the front door.

To find the property - head east from Kirkby Lonsdale along the A65 and turn left onto Chapel House Lane. Follow the road for 0.8 miles and turn left over the cattlegird and into the courtyard. No. 4 is tucked away in the left hand side corner.

What3words reference: [///blogging.yummy.bought](#)



You'll need to know

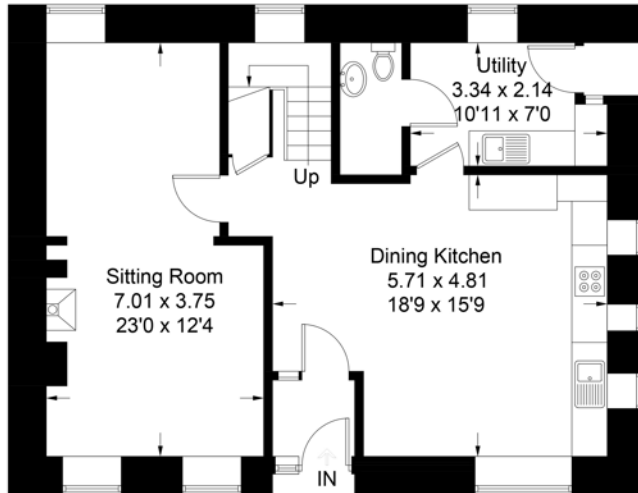
- Mains electricity and metered water
- Drainage to a septic tank shared with the six properties in the development, located in a neighbouring field
- Electric underfloor heating in the kitchen and utility room as well as independently controlled electric radiators
- uPVC double glazed windows
- B4RN hyperfast broadband connected
- The six properties have an equal share of maintenance of the communal parking area
- Planning Authority - The Yorkshire Dales National Park Authority - www.yorkshiredales.org.uk/planning
- Banded D for Council Tax purposes with Westmorland & Furness Council W: www.westmorlandandfurness.gov.uk
- A covenant restricts the property from being used for any trade or business
- Freehold, with vacant possession on completion
- Included in the sale: carpets, blinds, some light fittings (excluding the dining kitchen and sitting room fittings) and some white goods
- Available separately: outdoor table and chairs

Money Laundering

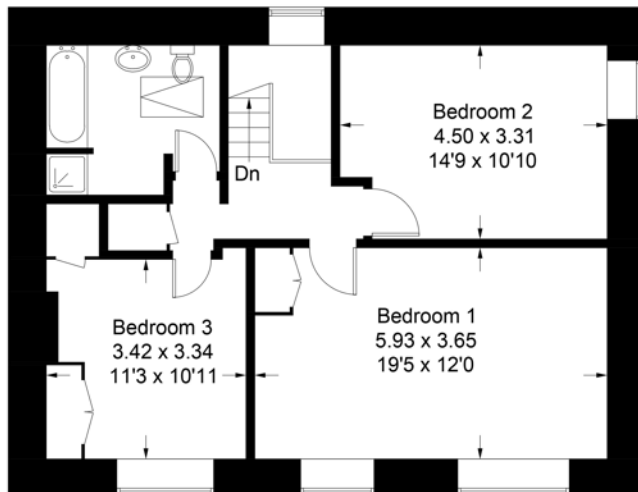
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing 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 = 134.2 sq m / 1444 sq ft



Ground Floor
 66.9 sq m / 720 sq ft



First Floor
 67.3 sq m / 724 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID296845)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		

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