

OVERTOWN COTTAGE

£600,000

Overtown, LA6 2HT

A true gem - a detached, double fronted 18th Century cottage not seen on the market in over 30 years with delightful gardens and an adjacent paddock.

Now ready for sympathetic upgrading, the character accommodation offers a porch, two reception rooms, two conservatories, study/office, dining kitchen and ground floor bathroom as well as two double bedrooms, a third single/dressing room and WC. Single garage with attached car port and ample private parking. Attractive gardens with lawns, planted beds, trees, shrubs, seating terraces, summerhouse and two garden sheds. Adjacent paddock c. 1.34 acres (0.54 hectares), in all c. 1.74 acres (0.70 hectares)

In a private hamlet setting, highly accessible for the A65, Kirkby Lonsdale, Ingleton, the Lakes and Dales National Parks.





Welcome to **OVERTOWN COTTAGE**

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Here's our TOP 10 reasons to love Overtown Cottage:

- 1. Charming and picturesque** - a detached 18th Century stone and slate country cottage, in a tucked away setting. Not seen on the open market since 1992, the property has been enhanced over the years with a single storey extension and the addition of two conservatories and now offers an opportunity for the next custodians to upgrade.
- 2. Character features** with ceiling beams, boarded and panelled doors with Suffolk latches, recess niches, built-in cupboard in the sitting room and quarry tiled floor in the dining kitchen.
- 3. Welcoming and inviting** - come on in through the front porch and into the cosy sitting room with understairs cupboard and sandstone fireplace and hearth. There is a separate dining room, small study/office and a dining kitchen with shaker style base and wall units, granite worktops, two oven green Aga set in a tiled recess with mantle over, Belfast sink and integral appliances comprising a slimline dishwasher, washing machine and microwave. From the kitchen, a hatch provides access to a boarded loft with light.
- 4. Two east facing conservatories**, both light and airy with beautiful outlooks and direct access out to the gardens - one is open to the dining kitchen, the second is off the sitting room.
- 5. Sweet dreams** - the staircase leads to two double bedrooms as well as a single. Bedroom 1 is dual aspect with garden views and built-in wardrobes. Bedroom 2 houses the airing cupboard and leads into single bedroom 3/dressing room with skylight window.
- 6. Bath/shower rooms** - to the ground floor is a four piece bathroom with separate shower and to the first floor, a separate WC off bedroom 3.
- 7. Garaging and parking** - there is ample private parking as well as a single garage with power and an attached car port, both with a sheeted roof.
- 8. Truly, delightful gardens** bursting with trees, shrubs, spring bulbs and planted beds. There are seating terraces, lawns, a dove cote, rose and clematis covered arches, a summerhouse, greenhouse and two timber sheds. There is also gated access to the paddock. To the north, is a further lawn garden with a gravel path providing a second gated access to the paddock. A public footpath runs through this area and into the paddock.
- 9. Adjacent paddock**, c. 1.34 acres (0.54 hectares) to the east - perfect for a few sheep or goats, a pony, for dogs or energetic children!
- 10. In a private, quiet hamlet setting** close to Kirkby Lonsdale, Ingletton, the Dales and the Lakes. For more information on the surrounding area, please see page 5.







Quiet hamlet setting

Overtown Cottage is situated off Woodman Lane which connects the hamlet of Burrow on the A683 and the village of Cowan Bridge on the A65.

Cowan Bridge (0.6 miles) is famously associated with the Brontë sisters and the site of the Clergy Daughters' School they attended in 1824. Here you'll find a general store/tea room, a village hall for community activities and a gym. It borders Leck, which has a church (St Peter's).

To the northwest, **Kirkby Lonsdale** (3 miles) is a sought-after market town and has a host of independent shops and places to eat and drink. The town provides a good range of local facilities - churches, the Post Office, Booths supermarket, Boots Chemist, opticians and doctor's and dentists' surgeries.

To the southeast, the North Yorkshire village of **Ingleton** (4.9 miles) is a popular tourist destination with a choice of eateries, pubs, gift shops, an outside heated pool (open May to September), a primary school, church, doctor's surgery, pump track, Co-op and an Asda Express/petrol station.

The historic town of **Kendal** (16 miles), Gateway to the Lakes and the Georgian city of **Lancaster** (15.6 miles) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary.

Great for families - primary schools are located in Leck (St Peter's) and Kirkby Lonsdale (St Mary's), secondary schools in Kirkby Lonsdale (Queen Elizabeth) and Milnthorpe (Dallam) and at Lancaster, including Boys' and Girls' Grammars. The area is also well-served by independent schools, including Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

Situated just outside the **Yorkshire Dales National Park**, The Famous Three Peaks (Ingleborough, Pen-y-ghent and Wharfedale), White Scar Cave (Britain's longest show cave) and The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls are close by. Together with the **Lake District National Park** as well as the **Forest of Bowland National Landscape** and **The Lune Valley**, the area provides a spectacularly scenic natural adventure playground for most outdoor pursuits. **Arnsdale and Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away, if you are drawn to the sea.

Getting about by car is easy, accessibility to the motorway network is excellent at J34 or J36 depending on your direction of travel, as well as onto the A65 for travelling east.

Travel by train - there are stations on the West Coast main line at Oxenholme (13 miles) and Lancaster (16.2 miles) with direct services to London Euston, Manchester (and airport), Birmingham Glasgow and Edinburgh. Historic Camforth train station (13.2 miles) is on the Leeds to Morecambe line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

Jetting off - there is a choice of airports: Leeds Bradford (49.2 miles), Manchester (76 miles) and Liverpool (81.1 miles).

To find the property - from Kirkby Lonsdale head east on the A65 to Cowan Bridge. At Cowan Bridge turn right onto Woodman Lane a road, which links Cowan Bridge to Burrow on the A683, signposted Overtown. Continue along the country lane passing roadside houses and barn conversions and follow the road as it bends sharp round to the right. At the next left hand bend, turn right and continue straight ahead on the single-track lane to the end.

What3words reference: ///welcome.quits.various

Services and specifications

- Mains electricity, gas and water
- Private drainage to a Klargester treatment plant, located within the property's boundaries. Please note that no formal investigation has been carried out as to the operation of the sewage system and septic tank to confirm General Binding Rule compliance.
- Gas central heating with the boiler in the loft above the kitchen
- The Aga heats the hot water
- Gas fire in the sitting room
- Mostly double glazed windows
- 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 b4rn.org.uk.
- External water taps
- External lighting





The paddock



The finer details

Council Tax

Overtown Cottage 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

- Included in the sale: carpets and white goods
- Available separately: garden furniture, pots and planters
- The neighbouring property, Gudgeons has a right of way across the lane and we are advised, contribute to maintenance
- A public footpath runs up the lane and through part of the garden to the north of the property and into the paddock
- 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.

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Approximate Gross Internal Area = 138.9 sq m / 1495 sq ft

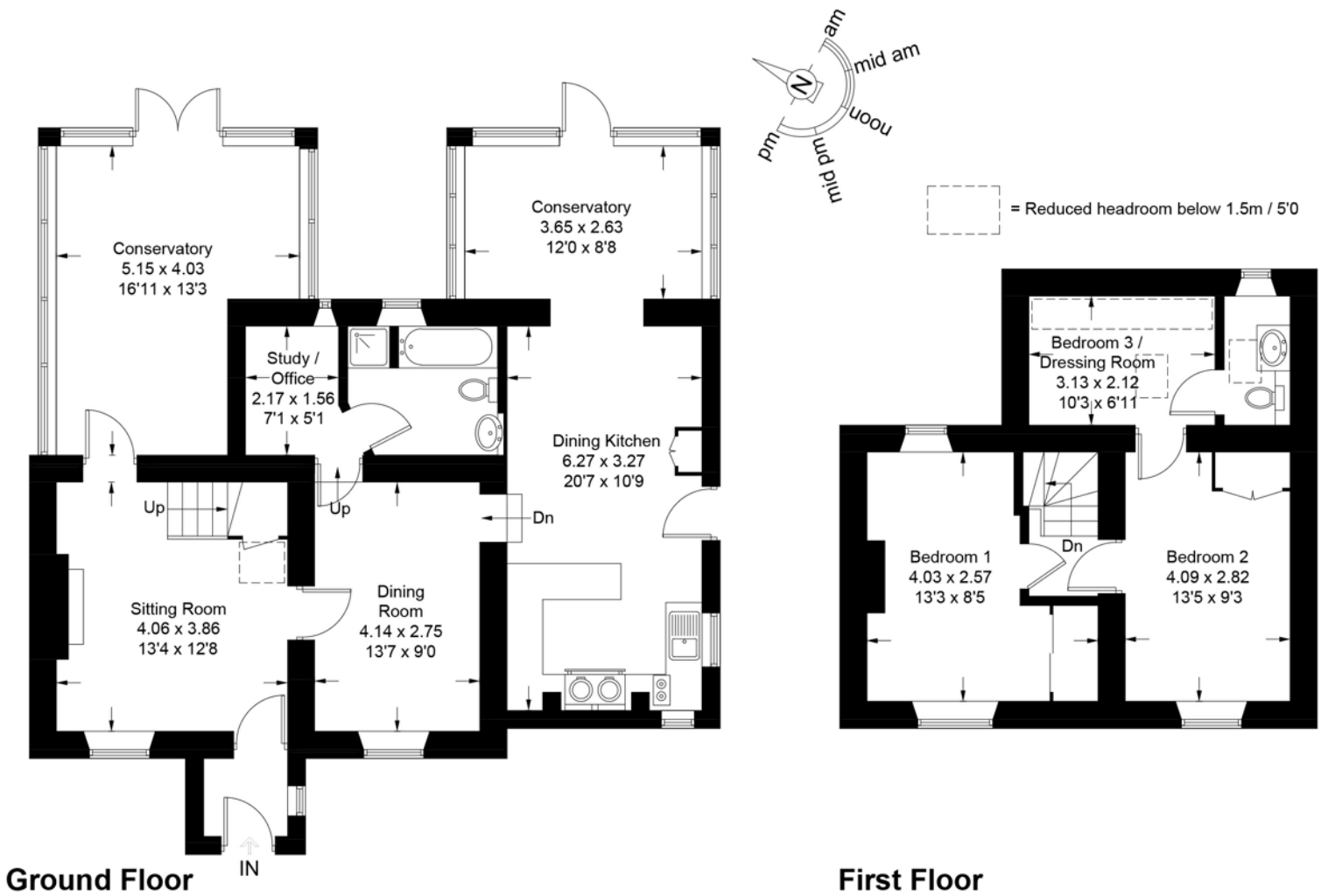
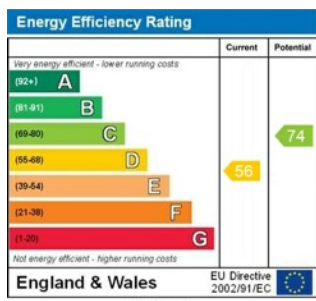


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288962)



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