

HAYLOFT COTTAGE

£485,000

Wennington, LA2 8NZ

Enjoying a private setting within an attractive farmstead development surrounded by open countryside, a mid terrace stone and slate barn conversion with beautiful gardens and some lovely views.

Converted in 1999/2000 and purchased as new by the current owners, the accommodation is set over two floors with well-proportioned rooms and a sociable ground floor layout. Hall, cloakroom, breakfast kitchen with double doors into a generous sitting/dining room having access to the garden. Two double bedrooms and house bathroom. Single garage, private parking and wonderful, mature gardens with lawns, well-stocked borders, trees, wildlife pond, vegetable beds, greenhouse and garden shed.

Highly accessible for road and rail links, but with a 'miles from anywhere feel', it's a great Lune Valley location.





Welcome to **HAYLOFT COTTAGE**

£485,000

Wennington, LA2 8NZ

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

- 1. Location, location, location** - a small farmstead setting of five properties offering both privacy as well as neighbours for security, support and social gatherings. Back Lane is a hidden gem - don't spread the word! Residents love the fact that it's not a short cut to anywhere and so remains quiet and peaceful.
- 2. An attractive, mid terraced stone and slate barn conversion** - converted in 1999/2000 and purchased as new by the current owners, the well-proportioned accommodation is set over two floors with a gross internal area of c. 1224 sq ft (113.7 sq m), some original features (ceiling beams and window lintels) as well as well-maintained, sociable and light spaces.
- 3. Splendid outlook** with a wonderful northerly views across the gardens, and from the first floor to open fields beyond.
- 4. Come on into** the double height entrance hall and into the lovely, light and bright breakfast kitchen which is open to the apex. Upgraded since the owners' purchase, the kitchen is fitted with base and wall units, halogen hob, electric oven and grill, fridge/freezer and undercounter washing machine and dishwasher.
- 5. Generous reception room** - from the kitchen, part glazed doors open into the sitting/dining room with woodburning stove set into a stone fireplace with flag hearth and glazed sliding doors out to the seating terrace.
- 6. Sweet dreams** - the pine staircase with useful built-in cupboard leads to the first floor landing with skylight window and a second built-in cupboard. Both double bedrooms are open to the apex and have wonderful views across the rear garden and beyond to open fields. Bedroom 1 has a large wardrobe with central mirror with bedroom 2 currently used as an office.
- 7. Bathroom and cloakroom** - to the ground floor off the entrance hall is a two piece cloakroom and to the first floor, a modern three piece bathroom with skylight window.
- 8. Garaging and parking** - there is private parking for three/four cars with gravel areas to the front of the property in addition to the front of the garage. The single garage has an electric up and over door, power, light and space for a tumble dryer and fridge/freezer.
- 9. Beautiful mature gardens** - there are two garden areas to the rear; the first is child and pet friendly with a seating terrace having direct access from the sitting/dining room, landscaped lawn, deep planted borders, a greenhouse and garden shed. A hedge with wooden gate leads to a less formal, gently sloping garden bordering open countryside to the north with lawn, vegetable beds, trees and a wildlife pond. A wooden bench is perfectly positioned at the head of the garden to sit, unwind and appreciate the wonderful outlook back towards the house.
- 10. A picturesque, 'miles from anywhere' feel setting** yet with excellent connectivity to road and rail networks. The great outdoors is on your doorstep and for more information on the surrounding area, please turn to page 5.







Escape to the country

Although the address is Wennington, the barn is situated in a farmstead development in Old Wennington, a scattered collection of properties in a **hidden little enclave** between Wrayton, Wennington and Bentham.

Wennington itself is 1.9 miles distant (via Spout Lane) located between Low Bentham and Wray on the B6480 and is highly accessible for road and rail networks - there's also a **railway station** in the village.... how often can you say that these days?

In terms of **easy access to great local countryside**, you are literally surrounded! There are lots of lovely walks right from the door. Set in the gently undulating Lune Valley, there is the neighbouring National Landscape of the Forest of Bowland (formerly known as an Area of Outstanding Natural Beauty) and the national parks of the Yorkshire Dales and Lake District, so for those who like to spend time outdoors you've struck lucky, the area provides a stunningly scenic natural playground for walkers, runners, cyclists, horse riders, climbers, cavers and potholers as well as sailors and wild swimmers.

The neighbouring villages of **Melling** (2.9 miles), **High Bentham** (3.6 miles) and **Wray** (4.5 miles) all have something to offer in terms of shops, post offices, primary schools, pubs, churches, doctors, a garden centre and tea shop. Include **Hornby** (4.8 miles) and you'll find more of the same as well as a community swimming pool.

The Cumbrian market town of **Kirkby Lonsdale** (6.9 miles) is a hugely popular destination for local residents and tourists alike with much on offer in terms of places to eat and drink, independent shops, Post Office, doctor's and dentists' surgeries, an opticians as well as branches of Boots Chemist and Booths supermarket.

In **Lancaster** (14.5 miles) you'll find the University, Morecambe College and the Royal Lancaster Infirmary.

As far as **schools** are concerned there are primary schools at Melling, Bentham and Wray. Lancaster is home to the highly regarded boys' and girls' grammar schools and there are secondary schools at Kirkby Lonsdale (Queen Elizabeth School) and Lancaster.

Connectivity

Travel by car - once here, you'll find it a convenient spot, not just for access to the M6 but if you are travelling east, head through Low and High Bentham out onto the A65 and bear right.

Travel by train - a huge plus for the village is the railway station at Wennington on the Leeds to Morecambe line. Live here and commute to Leeds or just indulge in a day's shopping in the city. You could also catch a connecting train here to Manchester airport so no need to pay for expensive parking whilst you are away ever again! The nearest station on the west coast main line is at Lancaster.

Travel by air - the nearest airports are at Leeds Bradford 48.1 miles, Manchester 74.9 miles and also at Liverpool 80.4 miles.

Let us take you there...

From Kirkby Lonsdale take the A683 signposted Lancaster. Travel through the villages of Burrow and Tunstall. Follow the road around to the right at the junction with the A687 to Ingleton and continue across the small bridge over the River Greta. Take the next turning on the left hand side by the bus shelter signposted Wrayton. For approximately 1.8 miles proceed through Wrayton and continue on Back Lane out into the countryside. Pass Bull Bank Farm on the left turning left at the next junction, past Ringers Hill (farmhouse and barn conversion) on the right. The development is next on the left; turn left just beyond the bungalow and Hayloft Cottage is at the top of the driveway in the right hand corner.

What3words reference: ///countries.lavished.gossiping

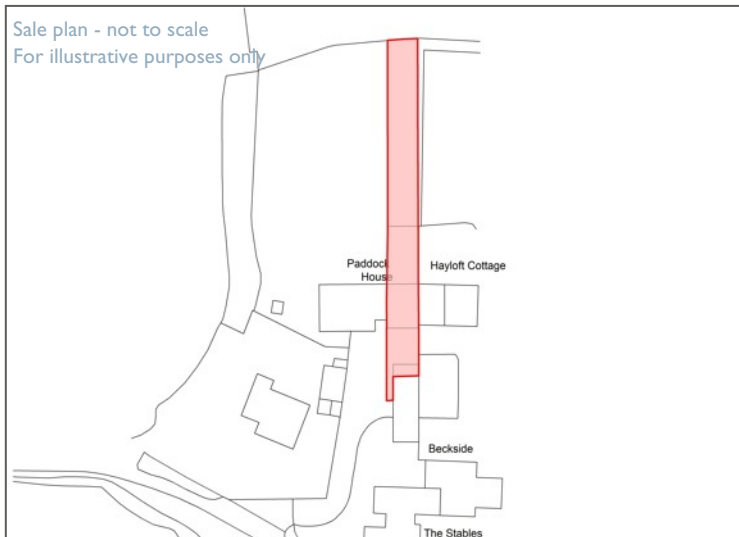


Services and specifications

- Mains electricity
- Mains metered water
- Drainage to a sewage treatment plant shared with four neighbouring properties and situated within the boundaries of Becksde
- Oil fired central heating with a combi boiler and a Morso wood burning stove in the sitting/dining room
- Double glazing set in wooden frames
- 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
- Kitchen upgraded by H&M Craftsmen, Ingleton with Neff and Bosch appliances
- Bathroom by Jane Morgan of Settle
- Kamdean flooring in the entrance hall and cloakroom
- Pine internal doors, architraves and skirtings
- External water tap
- External lighting



View from the bedrooms



The finer details

Council Tax

Hayloft 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

- Carpets, some curtains and blinds, curtain poles, light fittings (except the fitting above the dining table, which is specifically excluded), some white goods, Nolte wardrobe in bedroom 1, veg trug, greenhouse and garden shed are included in the sale
- The Stables owns a section of the drive from Back Lane, with Beckside owning the next section. Hayloft Cottage has a right of way across both sections with maintenance costs shared.
- Freehold, with 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.



Hayloft Cottage, Wennington, LA2 8NZ

Approximate Gross Internal Area = 113.7 sq m / 1224 sq ft

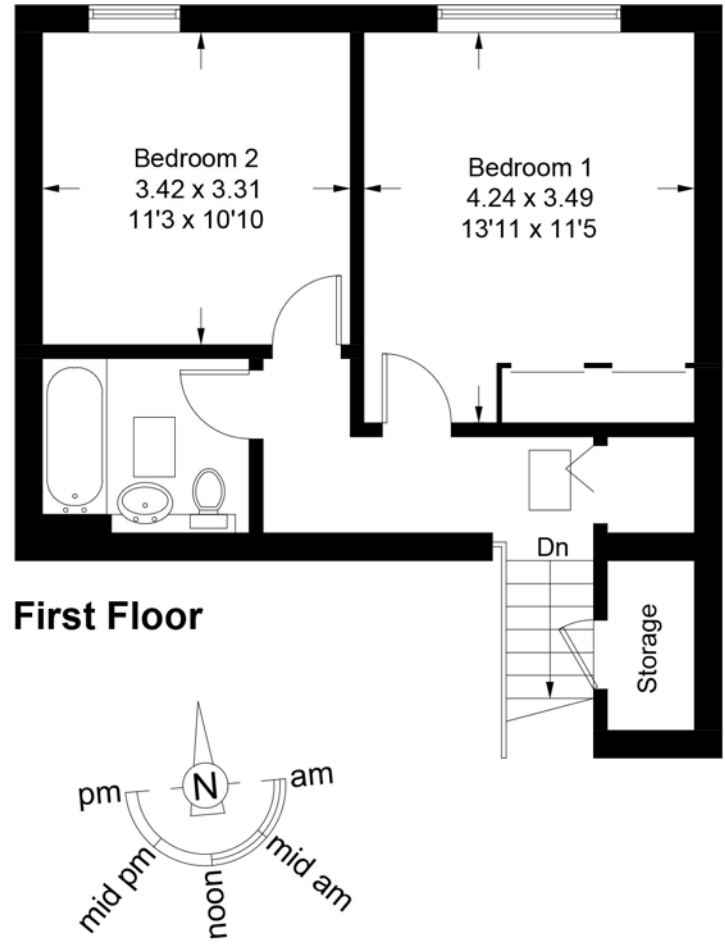
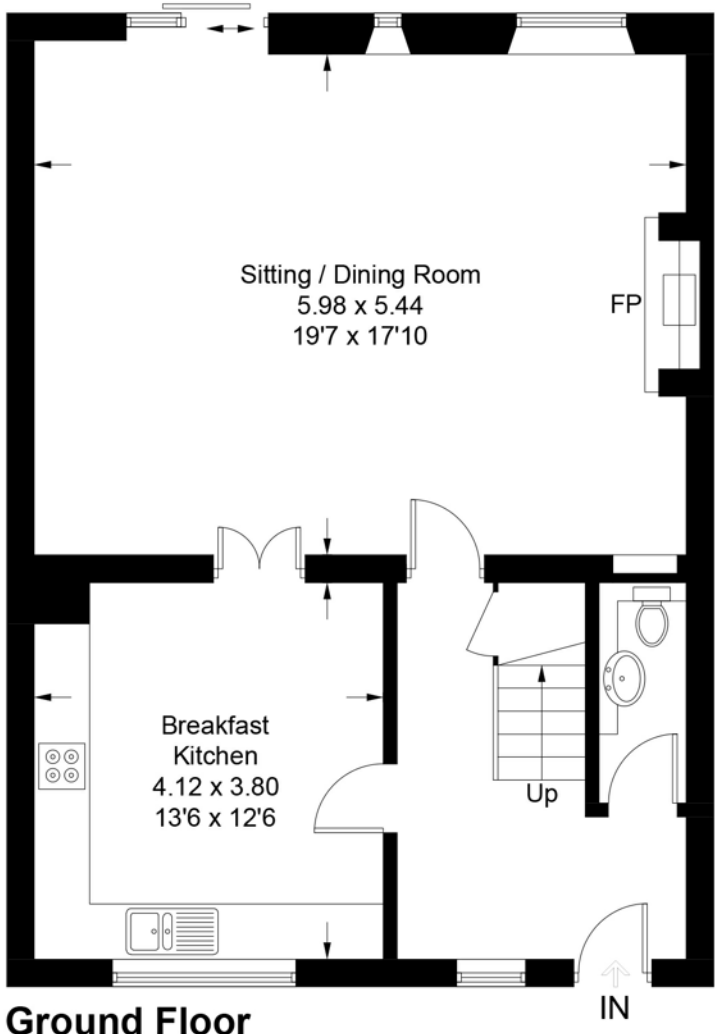


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302842)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.