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estate agents

2 BRONTE HOUSE

£320,000

Low Wood, Casterton, LA6 2FX

Single level living at its best - a two bedroom ground floor apartment in a select development, on the edge of the sought-after village of Casterton.

Contemporary and sociable accommodation with shared entrance and phone entry system, living/dining kitchen, hall, two bedrooms, en suite shower room, house bathroom and large built-in cupboard. Allocated parking for one to the front and visitor parking. Flagged, covered terrace to the rear.

A choice setting and a wonderfully convenient location - close to Kirkby Lonsdale and handy for the M6 and the Lakes and Dales National Parks.





Welcome to **2 BRONTE HOUSE** **£320,000**

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Here's our TOP 10 reasons to love 2 Bronte House:

1. **A select development of houses and apartments**, converted from former Sedbergh School buildings and dormitories.
2. **Single level living** - a spacious and well-appointed ground floor two bedroom apartment with a GIA of c. 991 sq ft (90.1sq. m), perfect for retirement, for a second home or for an investment.
3. **Come on in** to the shared entrance at the front with phone entry system, mail boxes and a decorative tiled floor. The entrance to No. 2 is to the rear of the communal hall on the right handside and leads into a hall with a large built-in cupboard.
4. **Sociable open plan living/dining/kitchen** with glazed door leading out to the rear terrace. The kitchen is fitted with shaker style base and wall units with silestone worktops and integral appliances comprising a six ring gas hob, electric oven and microwave, fridge/freezer, dishwasher and washing machine.
5. **Sweet dreams** with two bedrooms - generous bedroom 1 with en suite shower room and bedroom 2, small double.
6. **Outside space** - to the rear is a flagged terrace with space for a table and chairs and potted plants. It's a great 'lock up and leave' and low upkeep leaves more time to get out and enjoy the things you like to do.
7. **Village life** - 2 Bronte House sits on the edge of the sought-after village of Casterton, within walking distance of the shop/garage (for vehicle repairs, fuel and basic provisions), the Church of Holy Trinity, village hall, children's nursery (The Mulberry Bush), school (Sedbergh Preparatory) and popular country pub (The Pheasant Inn).
8. **Nearby Kirkby Lonsdale** - this much sought-after Lune Valley market town provides a good range of local facilities - a great selection of pubs, restaurants and cafés, shops, schools (St Mary's Primary and Queen Elizabeth Secondary), churches, Post Office, doctor's and dentists' surgeries, Boots Chemist and Booths supermarket.
9. **Further afield** - access onto the M6 is at either J34 or J36 depending on the direction of travel. The A65 is 1.3 miles distant for travelling into Yorkshire, and Oxenholme (12.7 miles) and Lancaster (16.5 miles) have stations on the main west coast line with direct trains into London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh. For air travel, Leeds Bradford Airport is 53 miles with Manchester Airport 82 miles and Liverpool Airport 87.6 miles distant.
10. **A stunningly scenic natural adventure playground** situated in the Yorkshire Dales and surrounded by magnificent countryside. This is an ideal location if you enjoy everything the great outdoors has to offer with many walking routes right on your doorstep. Also close by and perfect for day trips are The Lake District National Park, the Lune Valley and the Forest of Bowland National Landscape. If you fancy a coastal walk, the Arnside and Silverdale National Landscape, Grange-over-Sands and Morecambe Bay Estuary are not too far away.

To find the property - from Kirkby Lonsdale on the A65 take the A683 signposted Casterton. On entering Casterton, proceed past the the church on the right and take the second turning on the left. Pass the playing field on the right, take the turning on the left and bear right, then left into the parking area; Bronte House is on the right.

What3words reference: ///infuses.duet.pounding will take you to the shared entrance.





You'll need to know...

- Mains electric, gas, drainage and metered water
- Gas central heating with combi-boiler
- B4RN hyperfast broadband connected
- The property is banded D for Council Tax purposes
- Included in the sale: carpets, curtains, blinds and poles, light fittings and integral appliances. Some items of furniture are available by separate negotiation.
- Leasehold, with vacant possession on completion. 2 Bronte House is being sold on the balance of a 995 year lease from 20 October 2022.
- A management company (Low Wood Management Company Limited) is in place for the upkeep of the communal areas, parking area and external lighting with an annual service charge of £1788 payable monthly (2026/27). Please ask the agent for further details.
- Restrictive covenants apply - please ask the agent for further details
- The property is currently tenanted so 24 hour's notice will be required for viewings.

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 = 92.1 sq m / 991 sq ft

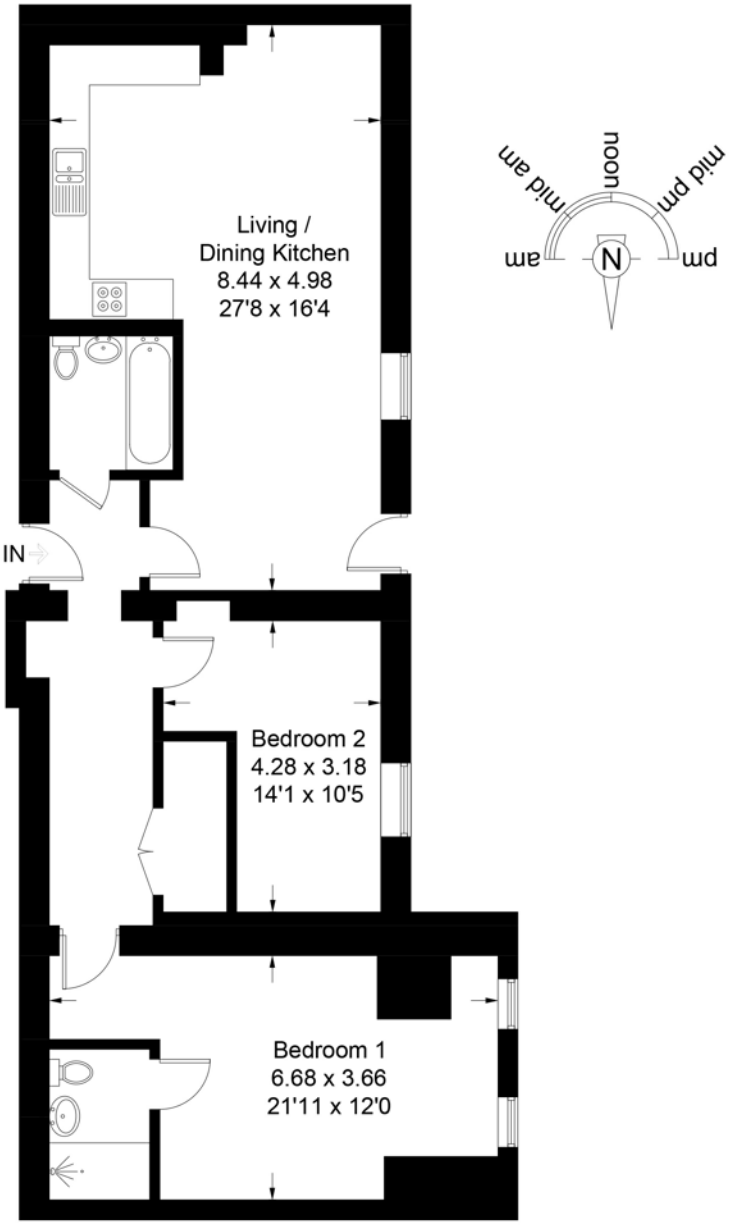
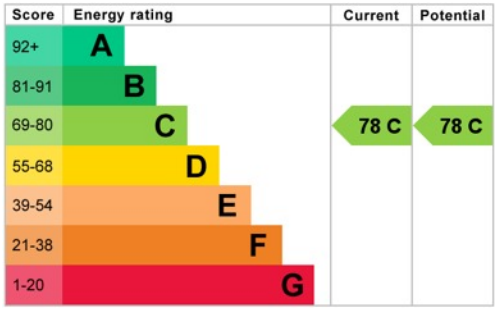


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1350236)



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