

## BEECH HOUSE

£425,000

Cowan Bridge, LA6 2HS

**A spacious, detached dormer bungalow with private wrap-around gardens, wonderful far reaching views across open countryside and potential to refurbish, reconfigure or extend, subject to the relevant consents.**

Offering spacious and light accommodation with an 'L' shaped sitting/dining room, large conservatory, breakfast kitchen, study, cloakroom, utility/laundry room and a double bedroom with en suite wet room to the ground floor, as well as two bedrooms, one with shower room to the first floor. Single garage, private parking and gardens to three sides with level lawns, terrace and planted beds.

**Tucked away in a convenient and accessible village location with a shop and tearooms and being close to the popular market town of Kirkby Lonsdale and transport links.**





## Welcome to **BEECH HOUSE**

**£425,000**

Cowan Bridge, LA6 2HS

### Here's our Top Ten reasons to love Beech House:

- 1. Tucked away location and wonderful views** across open countryside to the northeast towards Hutton Cragg and to the south across the Lune Valley.
- 2. A spacious, detached dormer bungalow** with a gross internal measurement of c. 1412 sq ft (131.2 sq m excluding the eaves storage). Whilst ready to move into, for some buyers it will also provide a great opportunity to refurbish, reconfigure or even extend, with the relevant consents.
- 3. Come on in** through the front door and into the hall. The 'L' shaped sitting/dining room has an electric fire with a wood and marble fireplace. Off the sitting room is a large, triple aspect conservatory taking full advantage of the splendid views. A study/home office is between the sitting room and breakfast kitchen. The dual aspect kitchen is fitted with base and wall units, a small breakfast bar, an electric cooker and space for an undercounter fridge and dishwasher. Backing up the kitchen is a large utility/laundry room with external access, a sink unit and plumbing for a washing machine.
- 4. Sweet dreams** - en suite bedroom 1 is to the ground floor and has fitted furniture. Bedrooms 2 and 3 are to the first floor - double bedroom 2 has a built-in wardrobe and useful under eaves storage with single bedroom 3 also having a built-in wardrobe.
- 5. Shower and cloakrooms** with an en suite wet room as well as a two piece cloakroom to the ground floor. To the first floor, there is a shower cubicle, WC and wash basin off bedroom 3.
- 6. Generous wrap around gardens** bordering open fields with level lawns, terrace, planted beds, rockeries, mature trees, spring bulbs and beech hedge and stone wall boundaries.
- 7. Garage and private parking** - there is a detached single garage with up and over door and gravel area to the front. A feature wrought iron gate provides pedestrian access to the gardens and parking area.
- 8. Village setting** - Cowan Bridge is a small village with the advantage of a village shop with tea room, a village hall for community activities and a gym. It borders Leck, which has a primary school and church.
- 9. Close by** along the A65 is the sought-after Cumbrian market town of Kirkby Lonsdale (2 miles) offering a good choice of shops, a good selection of places to eat and drink, primary (St Mary's) and secondary schools (Queen Elizabeth), Post Office and Booths supermarket and Boots Chemist, as well as an opticians and doctor's and dentists' surgeries.
- 10. Accessible location for travelling further afield** - just off the A65 for travelling east. Access to the M6 is at J36 is 7.7 miles or J34 (14.8 miles) depending on the direction of travel. Stations on the West Coast mainline are at Oxenholme (13.1 miles) and Lancaster (17.9 miles) with airports at Leeds Bradford (48.7 miles), Manchester (77.8 miles) and Liverpool (83.4 miles).



## You'll need to know

- Mains electricity and water
- Private drainage to a septic tank, located in an adjacent field to the south
- Oil fired central heating
- uPVC double glazed doors and windows, security alarm, external tap and power point
- Beech House is banded E for Council Tax purposes with Lancaster City Council. W: [www.lancaster.gov.uk](http://www.lancaster.gov.uk)
- The drive (hatched brown on the sale plan - please see back page) is owned by the neighbouring property Fairview with Beech House having a right of way along
- Freehold, with vacant possession on completion
- Included in the sale: carpets, curtain poles and light fittings
- Available separately: curtains and blinds, white goods and garden furniture, planters and pots

**To find the property** - head east from Kirkby Lonsdale along the A65 and at Cowan Bridge, turn right at the crossroads onto Woodman Lane. Take the second drive on the left, over the cattlegrid and Beech House is on the right handside. Parking is to the front.

What3words reference: *///bullion.digests.dunes*

### Money Laundering

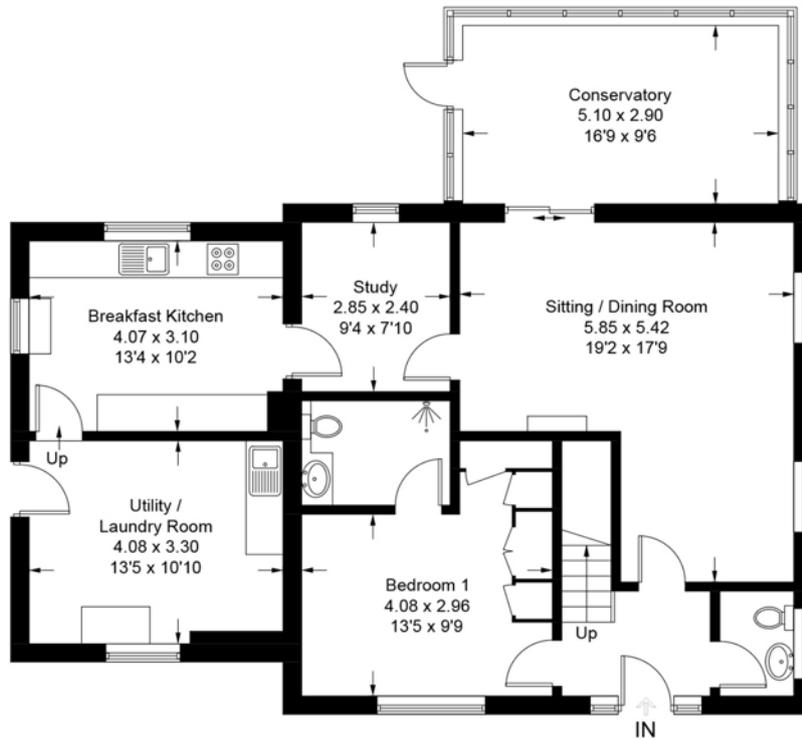
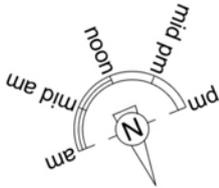
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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



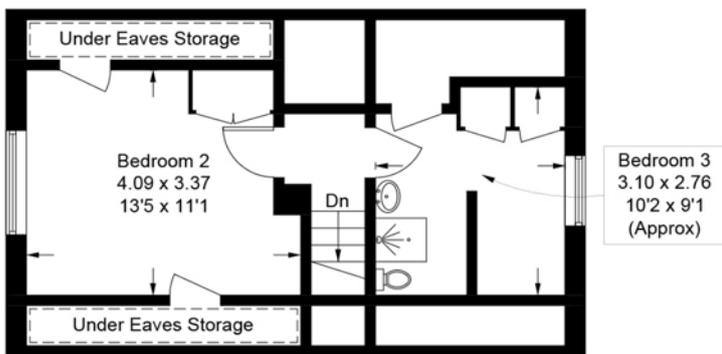
## Beech House, Cowan Bridge, LA6 2HS

Approximate Gross Internal Area = 131.2 sq m / 1412 sq ft  
 (Excluding Under Eaves Storage)

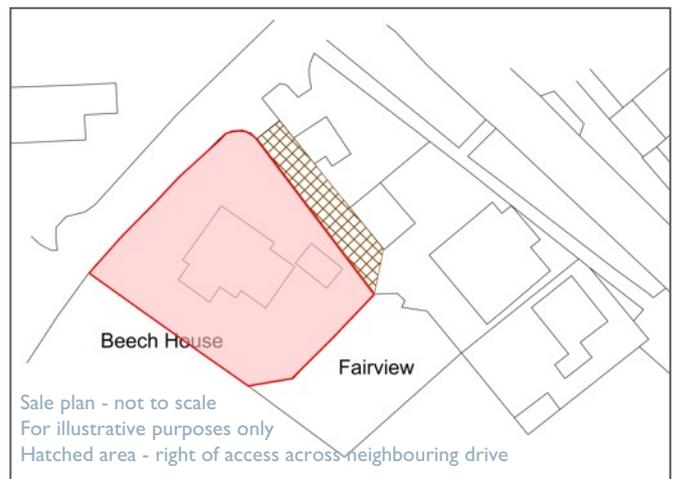
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	69
(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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