

## LADYBANK

£975,000

Tunstall, LA6 2RQ

**A detached modern property, big on space and light, great for accessibility and convenience, with the added bonus of stunning far reaching views.**

If you are looking for a family house that will tick all of the boxes for modern life then here's one for you. Built in the early 2000's with a traditional design, the welcoming accommodation is well-appointed with good proportions and offers two reception rooms, study, a conservatory and dining kitchen, both with doors out to the garden, utility/laundry room and cloakroom. Gallery landing, principal bedroom with en suite shower room, three further double bedrooms and a house bathroom. Enclosed by dry stone walls, there is ample turning and parking, a double garage with an attached lean-to wooden shed, manicured gardens with lawns, a flagged seating area and mature planting.

**Situated in a prime residential setting with a close knit community, pub and church, as well as enjoying easy access to open countryside in the Lune Valley and Yorkshire Dales.**





## Welcome to **LADYBANK**

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**Tunstall** is a very popular village on the A683, lying in the heart of the scenically renowned Lune Valley it has a church, village hall, tennis court and a well-known pub, The Lunesdale Arms, all within walking distance.

**If you like fresh air and fun** then you will be spoilt for choice. Situated close to the Yorkshire Dales, the Lake District National Park and Forest of Bowland National Landscape (formerly known as an AONB), the area provides a stunningly scenic natural adventure playground for walkers, climbers, cavers, potholers, cyclists and sailors. If you fancy a coastal walk, Arnsdale and Silverdale National Landscape, Grange-over-Sands and Morecambe Bay Estuary are not too far away.

The Cumbrian market town of **Kirkby Lonsdale** (4 miles) is extremely popular and offers an abundance of independent shops, well-regarded restaurants and pubs, a post office, a weekly market, Boots Chemist and a Booths supermarket. There is also a range of commercial businesses represented in the town, as well as an optician's, two dentists and a large doctors' surgery.

The **Georgian city of Lancaster** (13.9 miles) with its impressive architecture offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College, the Royal Lancaster Infirmary, the Dukes Cinema and Theatre, The Grand Theatre, concerts at the University and Priory Church, as well as leisure and sports centres.

**This is a great choice for a family house**, the nearest schools are located in Kirkby Lonsdale with St Mary's primary school and Queen Elizabeth secondary school but you'll also find Dallam School at Milnthorpe, a mixed comprehensive world school with state boarding, and the Boys' and Girls' Grammar schools at Lancaster. The area is also well served by private schools, including Sedbergh, Giggleswick and Windermere.

### **Connectivity....**

**By car** - if you want to wake up surrounded by open fields but don't want to be isolated, then you will be pleased with the accessibility of Tunstall as J34 of the M6 is 11.7 miles distant.

**By train** - Wennington Station (3 miles) provides connections eastbound to Leeds for the East Coast Main Line and westbound to Lancaster for the West Coast Main Line.

**By air** - airports are at Leeds Bradford 51.3 miles, Manchester 74 miles and Liverpool 80.4 miles.

**To find the property** - from Kirkby Lonsdale, take the A683 south towards Lancaster. On entering the village, turn first left onto Church Lane and Ladybank is the second property on the left.

*What3words reference: ///stapled.rewriting.onwards*







## Splendid country living

In the popular Lune Valley village of Tunstall, Church Lane is a sought-after residential address - a quiet 'no through road' with open countryside to either side.

Built in the early 2000's, Ladybank is a modern, detached property, built in a traditional design enjoying stunning far reaching views from the majority of the rooms and delightful gardens.

The well-appointed, light and bright accommodation has a sociable flow of rooms and a gross internal measurement of c. 2352 sq ft (218.5 sq m); it ticks every box for a growing family in need of space or a retiring couple keen to entertain and still have room to spread out.

*Let us take you on a guided tour...*

A flagged approach leads to a covered porch. A part glazed door leads into the **entrance hall** with a two piece **cloakroom** and an understairs cupboard.

The **study/office** is fitted with a desk and bookshelves - ideal if you work from home.

The triple aspect **sitting room** has a limestone and brick fireplace with flagged hearth and wood burning stove. Part glazed double doors lead into the **dining room**. From here, glazed sliding doors lead into the large **conservatory** with access out to the seating terrace - a lovely place to sit, unwind and take in the wonderful open vista.

The **dining kitchen** has access from the hall and the dining room. It's an extremely light and sociable space with glazed doors out to the terrace. The kitchen is fitted with a range of base and wall units with quartz worktops with Insinkerator food waste disposal unit and integral appliances including oven, combination oven, induction hob, fridge/freezer, dishwasher and Quooker tap.

Off the kitchen is a practical **utility/laundry room** with sink unit and space for an undercounter washing machine and tumble drier. Open to the utility room is the later addition in 2013 with a **side porch** - muddy dogs and boots can come straight in!

The staircase leads to the **gallery landing** with immersion heater cupboard, four double bedrooms as well as a house bathroom. There is also loft access with a pull-down ladder to a partially boarded loft space with power and light.

The dual aspect **principal bedroom** has fitted wardrobes, drawers and a dressing table and a four piece **en suite shower room** with a view!

**Bedrooms 2 and 3** are also dual aspect, with **bedrooms 3 and 4** having built-in wardrobes.

The four piece **house bathroom** has a separate shower and a vanity wash basin.

### Outdoor space

A cattlegrid leads onto the private paved driveway providing excellent **parking** and **turning provision**. There is also a roadside pedestrian gate. The front elevation is partially covered with a Virginia creeper, providing a beautiful burst of colour in the autumn.

The **detached double garage** with electric up and over doors, power and light, stands to the east of the house. Attached is a wooden **garden shed** with power and light. A timber **log store** is positioned by the oil tank.

**Delightful manicured gardens** to the south east are laid to lawn with topiary trees and mature borders. To the rear, the splendid north westerly views opens up with the garden bordering open countryside. There is a large level lawn, mature planted borders and a flagged **seating terrace** with direct access from the dining kitchen and the conservatory.



# Services and specifications

- Mains electricity
- Metered mains water
- Private drainage to a septic tank within the property's boundaries
- Oil fired central heating with wood burning stove in the sitting room
- Immersion heater in addition to boiler for hot water
- Double glazing set in wood 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](http://b4m.org.uk).
- Kitchen designed and fitted by Atlantis Kitchens of Kendal
- Bathroom and en suite by Panaramer with a Vitra smart toilet in the en suite
- Study with handcrafted furniture by Strachan
- Oak internal doors
- Oak flooring in the hall, sitting room, study and dining room
- Stone flagged floor in the dining kitchen, utility room and conservatory
- Underfloor heating in the bath/shower rooms and the utility room
- Security alarm
- External cold water tap as well as one in the garage
- External power socket





Sale plan - not to scale  
For illustrative purposes only



## The finer details

### Council Tax

Ladybank is currently banded F 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](http://www.lancaster.gov.uk)

### Please note

- Carpets are included in the sale
- Curtains and blinds, curtain poles, light fittings, white goods, garden furniture and planters are available separately
- 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.



## Ladybank, Tunstall, LA6 2RQ

Approximate Gross Internal Area = 218.5 sq m / 2352 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243163)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	74
(39-54)	E		
(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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