

LANE END COTTAGE

£390,000

Mansergh, The Yorkshire Dales, LA6 2EP

A charming semi-detached stone and slate cottage enjoying the most splendid views of the Barbon Fells and an attractive cottage garden.

Characterful and stylishly presented accommodation with dining kitchen, sitting room, cloakroom, three bedrooms and a house bathroom. There's also an attached laundry room and single garage with private and on road parking. Wonderful cottage gardens overlooking open fields with seating terraces, lawn and well-stocked borders.

In a roadside setting close to the sought-after market town of Kirkby Lonsdale, this truly is one not to miss.





Welcome to **LANE END COTTAGE**

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

- 1. What a view!** Magnificent uninterrupted views across the garden and open fields towards the Barbon Fells.
- 2. Character, charm and beautifully presented** - Lane End Cottage is a period stone and slate cottage with some lovely original features.
- 3. Well-proportioned rooms** with a gross internal measurement of c. 1128 sq ft (104.8 sq m) with a sociable dual aspect dining kitchen, fitted with a range of shaker style solid wood units with marble worktops, wall units and plate rack, a Lacanche range (LPG), a Belfast sink (a sink with a view!), integral dishwasher and fridge freezer and a porcelain tiled floor. The sitting room (also a room with a view) has a stone and brick fireplace with flagged hearth and multi-fuel stove. An inner hall has a cloakroom and understairs store cupboard.
- 4. ... and so to bed.** The staircase leads to a spacious landing with three double bedrooms off, two enjoying the stunning view. The bathroom has a three piece white suite and pine floor boards.
- 5. Useful stone and slate semi-detached outbuilding** currently used as a laundry room, 45 sq ft (4.2 sq m).
- 6. Splendid cottage gardens** - east facing and enjoying the wonderful open outlook with lawn, decked and flagged seating terraces and beautiful well-stocked borders.
- 7. Garage and parking** - situated to the east of the property is a single garage/workshop with timber doors. There is private parking and ample on road parking.
- 8. Rural but not cut off** - Mansergh is a small hamlet situated on the doorstep of the award winning market town Kirkby Lonsdale. Chances are this is where you would shop, bank, enjoy a drink and have a meal out, visit the doctor, dentist and optician and where the children would go to school (the collection point is at the end of the drive!). Short of nothing its got, a great neighbour indeed!
- 9. Need a bit more?** Try the Lake District gateway town of Kendal (9.1 miles), the Dales 'book town' of Sedburgh (10.6 miles) or for the bright lights of a city, the Georgian city of Lancaster (20.2 miles via the B6254). Further afield approximately, 3 miles from the A65 to the south and 9 miles from J36 of the M6 to the north. Airports are at Leeds Bradford (53.8 miles) and Manchester (83.2 miles), whilst Oxenholme (6.7 miles) and Lancaster have stations on the West Coast mainline.
- 10. Fond of fresh air?** The property sits just inside the Yorkshire Dales National Park and is close to the Lake District National Park with a wide range of leisure pursuits on offer between the two. There are also two Areas of Outstanding Natural Beauty (Silverdale/Arnside and the Trough of Bowland) so in whichever direction you head for a walk, climb, run, ride or cycle it's all beautifully accessible.



You'll need to know

- Mains electricity and water
- Private drainage to a septic tank located within the property's boundaries
- Oil fired central heating with a multi-fuel stove in the sitting room
- Mostly double glazed windows set in wooden frames
- B4RN hyperfast broadband connected
- Lane End Cottage is banded E for Council Tax purposes. Prospective purchasers are advised to verify this for themselves.
- Planning Authority: Yorkshire Dales National Park Authority
- Carpets, curtain poles and the Lacanche range are included in the sale
- The first section of the access drive is owned by Town End Cottage with Lane End Cottage and Well Side having a right of way across

To find the property: from Kirkby Lonsdale head northwest on the B6254 (that's the road out past The Orange Tree pub) and follow the road through Kearstwick and on entering the village, turn right, signposted Mansergh Community Hall and Church, then first right and right again onto the driveway.

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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.

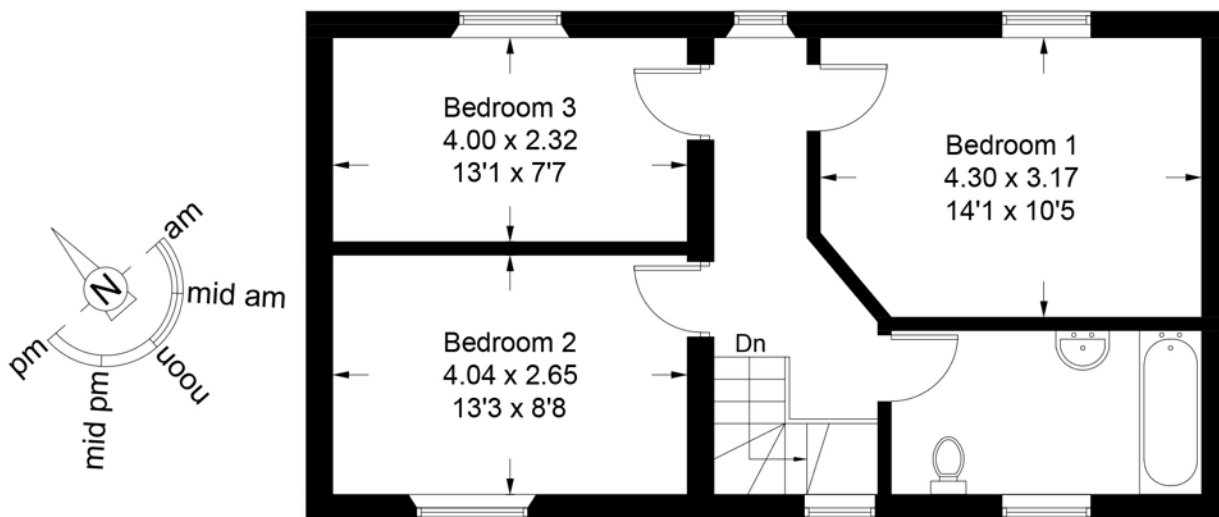


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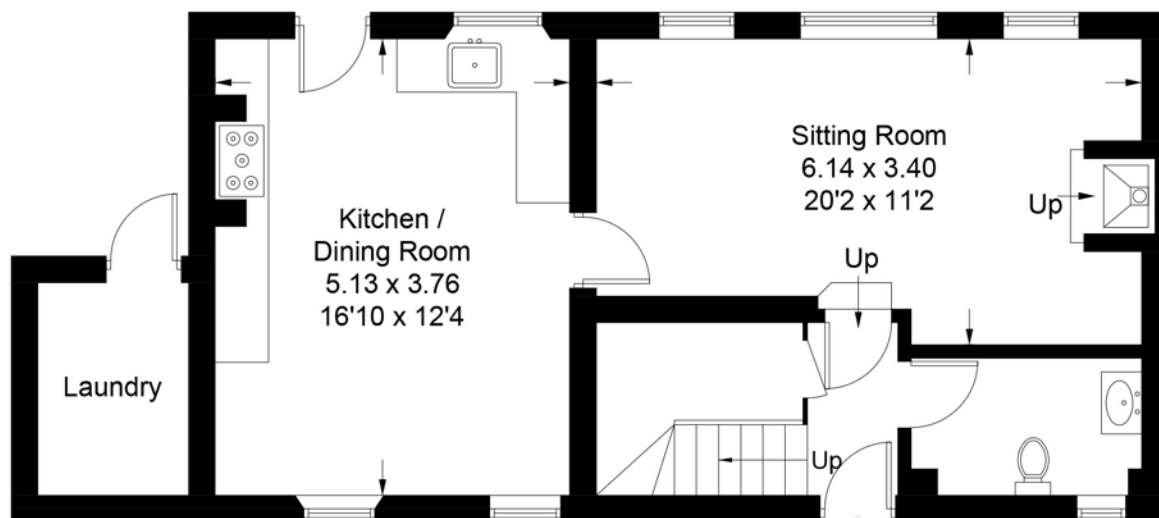
Approximate Gross Internal Area = 104.8 sq m / 1128 sq ft

Laundry = 4.2 sq m / 45 sq ft

Total = 109.0 sq m / 1173 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1006465)

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		
(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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