

## STONEYCROFT

£475,000

16 Ruskin Drive, Kirkby Lonsdale, LA6 2DB

**Situated in a quiet residential setting within this highly sought-after Lune Valley market town, a detached dormer bungalow in a generous plot and enjoying splendid fell views.**

Not seen on the open market for 40 years and now ripe for modernisation, reconfiguring or even extending (subject to the relevant consents). The spacious accommodation offers an entrance hall, generous sitting room with access to the garden, dining room/bedroom, a breakfast kitchen, inner hall, two ground floor bedrooms and a shower room. First floor bedroom with bath and separate WC. Car port and ample driveway parking as well as large gardens c. 0.37 acres (0.15 hectares) to the front and rear including a bank of trees.

**With so much potential, this is a must see.**





## Welcome to **STONEYCROFT**

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### Here's our **TOP 10** reasons to love **Stoneycroft, 16 Ruskin Drive:**

- 1. A detached dormer bungalow set within a large plot**, c. 0.37 acres (0.15 hectares) in a tucked away position on a popular residential street.
- 2. Enjoying splendid views** across the garden towards the Barbon Fells.
- 3. Immense potential** - not seen on the open market in 40 years, the property is ripe for new custodians to modernise, remodel or extend, with the relevant consents.
- 4. As it stands** - with an approximate gross internal area 1726 sq ft (160.4 sq m), the accommodation comprises an entrance vestibule, hall, a triple aspect sitting room with glazed doors out to the garden, dining room, breakfast kitchen with bay window from which to enjoy the lovely view, an inner hall, rear hall and sun room.
- 5. Bedrooms and bathrooms** - to the ground floor are two double bedrooms, one with a vanity wash basin. Servicing the two ground floor bedrooms is a shower room. From the inner hall a staircase leads to the first floor landing with separate WC and double bedroom with attractive fell views, fitted wardrobes, a corner bath and vanity wash basin.
- 6. Plenty of private parking** - wrought iron gates lead into the drive and around to the car port to the rear.
- 7. Large mature gardens** - there are gardens to the front and rear bursting with a wide selection of trees, shrubs and plants (to name but a few... apple, Japanese Acers, buddleia, camellia, rhododendrons, primrose, hyacinth, roses, peonies, blue and white lavender, heather, tulips, spring bulbs and a wisteria covered pergola) providing all year round colour. There are two garden sheds and also a banking of trees.
- 8. A sought-after Lune Valley market town** - Kirkby Lonsdale, regularly voted within the Top 10 places to live in the northwest, has everything within walking distance and has much to offer in terms of places to eat and drink, independent shops, churches, a Post Office, doctor's and dentists' surgeries, an opticians, as well as a branch of Boots and a Booths supermarket and well-regarded a nd secondary schools.
- 9. Great access to the glorious outdoors** - with The Lune Valley, The Yorkshire Dales and Lake District National Parks and two National Landscapes (Silverdale/Armside and the Trough of Bowland) close by, so whichever direction you head for a walk, run, climb, sail or cycle it's all extremely accessible.
- 10. For travel further afield**, the town is situated off the A65 making many larger towns and cities within easy reach. **Kendal** (13.7 miles) and **Lancaster** (15.2 miles) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme (10.8 miles) and Lancaster both have stations on the main west coast line with direct trains into London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh with airports at Leeds Bradford (50.8 miles), Manchester (80.7 miles) and Liverpool (85.8 miles).



## You'll need to know...

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- Mains electricity, gas and drainage
- Metered mains water
- Gas fired central heating with gas fire in the sitting room
- uPVC double glazed windows and door windows
- External lighting and water tap
- Broadband connected
- The property is banded E for Council Tax purposes. Local and Planning Authority: Westmorland & Furness Council [westmorlandandfurness.gov.uk](http://westmorlandandfurness.gov.uk)
- Freehold, with vacant possession on completion
- Included in the sale: carpets, curtains and blinds, curtain poles, light fittings and integral appliances. Free-standing white goods are specifically excluded.

**To find the property:** from Main Street in Kirkby Lonsdale, turn onto Lunefield Drive and continue onto Ruskin Drive. Stoneycroft, No. 16 can be found on the right hand side, just before the second left hand bend.

*what3words reference: ///newsreel.screaming.briskly*


### Money Laundering

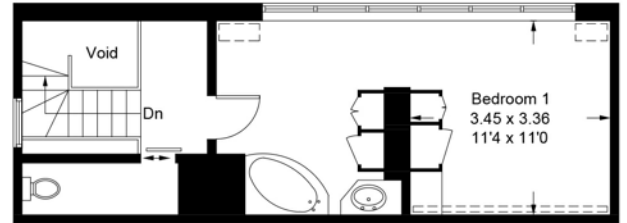
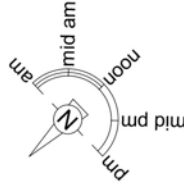
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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



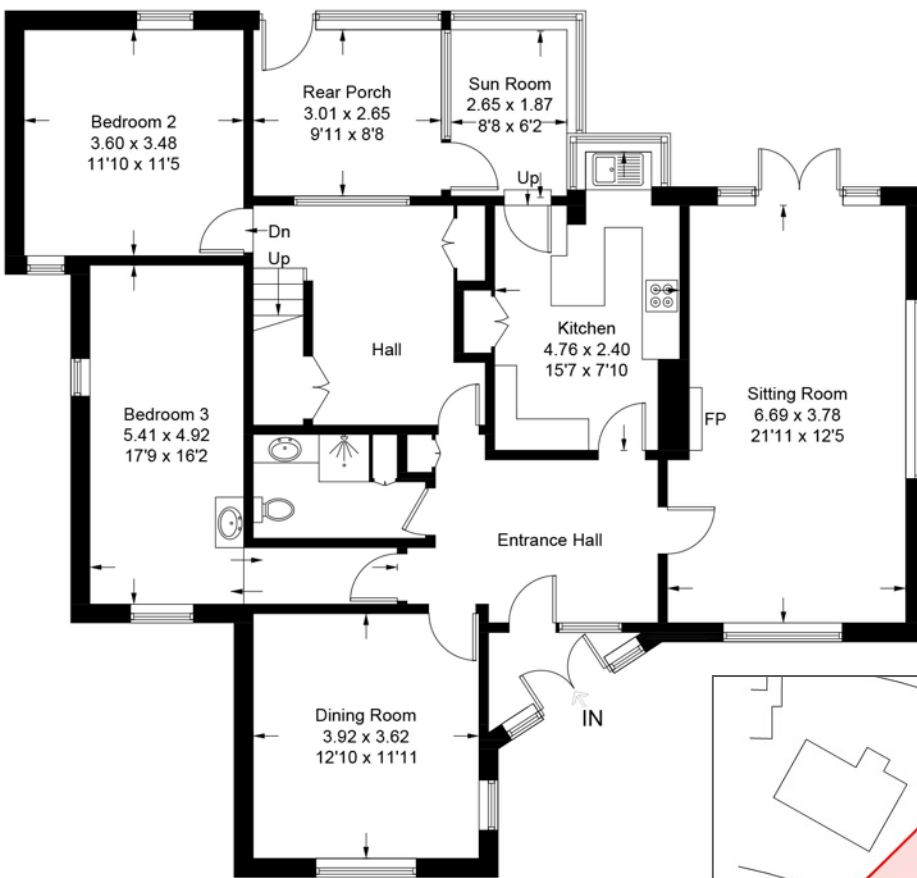
**Stoneycroft, 16 Ruskin Drive, Kirkby Lonsdale, LA6 2DB**

Approximate Gross Internal Area = 160.4 sq m / 1726 sq ft  
 (Excluding Void)

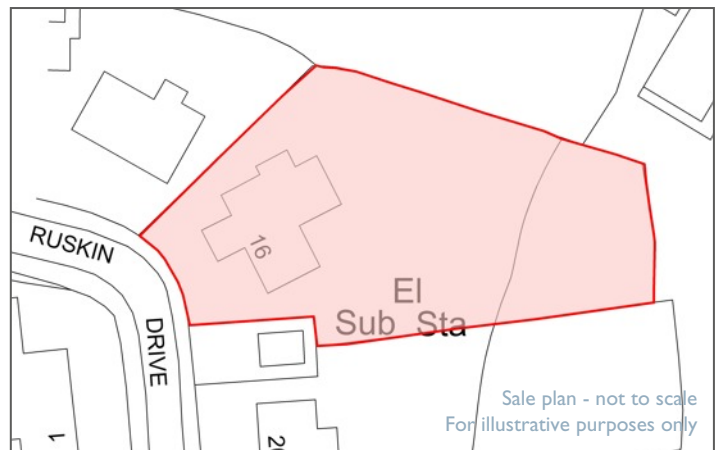
 = Reduced headroom below 1.5m / 5'0"



**First Floor**



**Ground Floor**



Sale plan - not to scale  
 For illustrative purposes only

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290241)

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | <b>75 C</b> |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | <b>53 E</b> |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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