

UNDERLEY LODGE

£550,000

Kirkby Lonsdale, The Yorkshire Dales, LA6 2DX

Utterly charming - a 19th Century, Grade II Listed, detached former lodge house with some very attractive architectural features including impressive stone gatepiers and open views to the front.

Tenanted for a number of years, the property is ripe for a sensitive refurbishment. Entrance vestibule, hall, two reception rooms, dining kitchen, three double bedrooms and a bathroom. In a large, private plot c. 0.56 acres (0.23 hectares) with drive to gated entrance, ample parking, two brick and slate outhouses, an attached store and boiler room. Mature gardens with lawn, shrubs, spring bulbs and specimen trees. A small beck runs under part of the property.

Situated on the outskirts and within walking distance of the sought-after Lune Valley market town.





Welcome to **UNDERLEY LODGE**

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Here's our **TOP 10** reasons to love **Underley Lodge**:

- 1. Utterly charming and picturesque** detached former lodge house, built for the Earl of Bective as an ornamental gate lodge on the main drive to Underley Hall, enjoying open countryside views to the front and a GIA of c. 1143 sq ft (106.2 sq m).
- 2. Grade II Listed** with many original external features including the attractive brick and sandstone dressings, tiled half-hipped roof, three steep gables, pierced bargeboards, first floor under central gable with jettied ends, windows of three lights with chamfered surrounds and mullions of stone to the ground floor and of two lights with wood frames to the first, all glazed with ornamental lattice. Internally, in the hall, a decorative tiled floor, chevron wooden panelling to the staircase, panelled doors, boarded doors with Suffolk latches, fireplace in the sitting room and substantial entrance door with wrought iron furniture.
- 3. Impressive stone gatepiers** - these are separately listed as '*early C19, Jacobean style, tall square piers clasped by Doric pilasters with brooches, supporting entablatures and heavy scrolled finials.*
- 4. Come on in** to the entrance vestibule, a later edition with twin glazed arches and the door leading into the entrance hall with understairs cupboard. The sitting room and dining room/snug are both dual aspect and have open fireplaces; the dining room/snug and fitted and built-in shelving. The dining kitchen is to the rear with base and wall units, electric hob and oven, space for an undercounter fridge and inset shelving.
- 5. Sweet dreams** - off the first floor landing are three light and bright double bedrooms, two of which are dual aspect. A three piece bathroom is also to the first floor.
- 6. Outbuildings** - there are two brick and slate outhouses to the rear: a former privy and fuel store. Attached is garden store. Also to the rear is an external store with plumbing and housing the boiler and hot water cylinder.
- 7. Mature woodland gardens** - the property sits within a good-sized plot, c. 0.56 acres (0.23 hectares) having a central drive with lawn either side and leading to a gated entrance, lawn, shrubs, spring bulbs, specimen trees, wooded banking and ample space for parking. A small beck runs under part of the property.
- 8. Location, location, location** - situated on the outskirts and within walking distance of the award-winning market town of Kirkby Lonsdale, which 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 Chemist, a Booths supermarket and well-regarded primary and secondary schools.
- 9. Great access to the glorious outdoors** - situated just within The Yorkshire Dales National Park and close to Lake District and two National Landscapes (Silverdale/Arnsdale and the Trough of Bowland) so whichever direction you head for a walk, run, climb, ride, 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** (14.1 miles) and **Lancaster** (15.6 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 (9.3 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 (51.2 miles), Manchester (81.1 miles) and Liverpool (86.2 miles).



You'll need to know...

- Mains electricity
- Private water supply
- Private drainage to septic tank located within the property's boundaries
- Oil fired central heating
- Broadband connected
- Single glazed leaded windows, some with secondary glazing
- Council Tax band F with Westmorland & Furness Council
- Restrictive covenants apply - please ask the agent
- Grade II Listed - List Entry numbers 1145737 & 1158258
- Freehold, with vacant possession on completion

To find the property - on entering Kirkby Lonsdale from the Booths roundabout, turn left onto New Road and follow the one way system down Mitchelgate. Turn left at the junction onto Queens Square/B6254 and proceed up the hill, past The Orange Tree on the right. Continue and just after the turning to the Rugby Club (Raygarth), Underley Lodge can be found on the right handside.

What3words reference: [///inflict.tonal.recover](https://www.what3words.com/inflict.tonal.recover)

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 = 102.2 sq m / 1100 sq ft
 External Store = 4.0 sq m / 43 sq ft
 Total = 106.2 sq m / 1143 sq ft

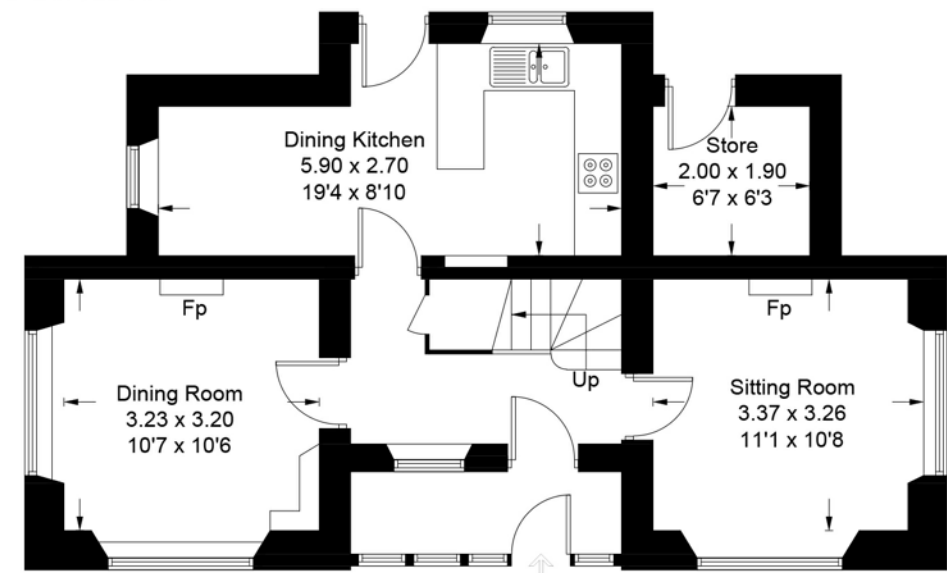
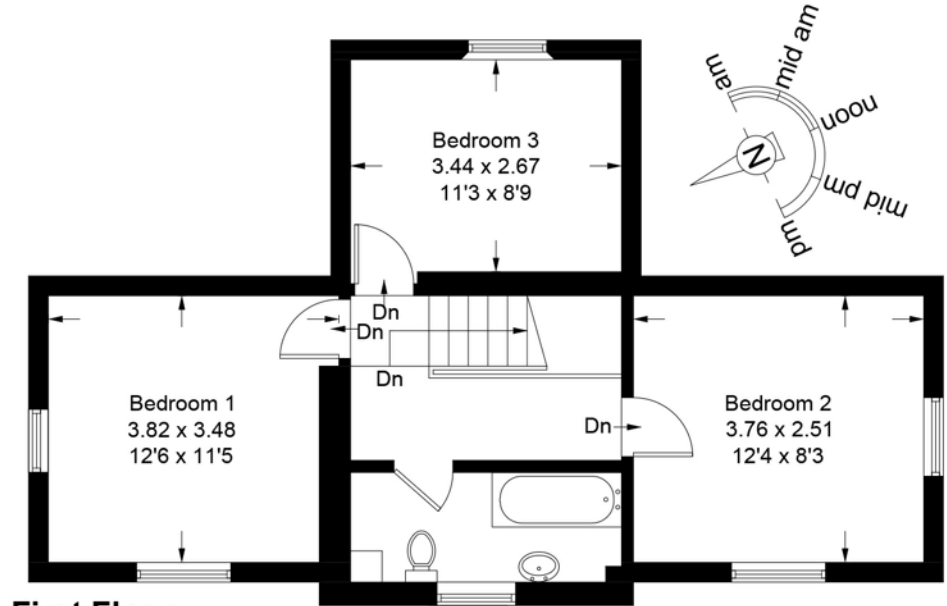


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1290895)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	
(21-38)	F	28
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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