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ESTATE AGENTS

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Low Cottage Lower Westhouse, LA6 3NZ
Offers In The Region Of £335,000

Charming detached two-bedroom barn conversion in the peaceful hamlet of Lower Westhouse, close to Kirkby Lonsdale, Ingleton and the Yorkshire Dales. Offering spacious accommodation, character features, a low maintenance patio garden and off-lane parking for two vehicles.

Available with no onward chain, Low Cottage provides an excellent opportunity to acquire a charming Yorkshire Dales home in a peaceful and highly desirable rural setting.

Low Cottage

An attractive two-bedroom barn conversion nestled within the peaceful hamlet of Lower Westhouse. It is surrounded by the beautiful landscapes of Yorkshire, Lancashire and Cumbria; close to Kirkby Lonsdale and Ingleton, and on the edge of the Yorkshire Dales National Park.

Full of character, this delightful cottage has a charming blend of traditional features and modern comforts. Most recently the property has been a private home and was a successful holiday let for many years. Overall, Low Cottage has the potential to be a main residence, a second home, or an investment opportunity.

The ground floor has a welcoming entrance hall, a spacious kitchen/diner, a useful cloakroom with washing machine and dryer, and a generous living room featuring attractive exposed stonework and a multi-fuel stove, all creating a warm and inviting space in which to relax.

On the first floor there is the house bathroom and two well-proportioned double bedrooms with views of the Fells.

Outside there is a pleasant, low-maintenance patio garden accessed from the kitchen, providing a lovely space to sit and enjoy the surrounding views. A dedicated parking area for two vehicles is conveniently located directly opposite the property.

Viewing is highly recommended to appreciate the character, comfort and location of Low Cottage.

Property Information

Tenure: Freehold
Council Tax Band: D
EPC Rating; D
Services: Mains electricity and water, private drainage, oil-fired central heating
Broadband: B4RN available

Location

Lower Westhouse is located just outside the popular village of Ingleton - a gateway to the Yorkshire Dales National Park with a good range of bars, pubs and shops. This is Three Peaks country, providing opportunities for great days out for hikers, cavers and cyclists. The cottage is well-located for Ingleborough, Whernside and Kingsdale with its stunning limestone scenery and the magical Yordas Cave.

The nearby A65 provides good, easy access to the charming market town of Kirkby Lonsdale - just ten minutes by car. Also within a short drive is Lancaster, Kendal, and Settle with its famous Settle/Carlisle railway line. Additionally, the coast at Silverdale is only a 30 minute drive.

Ground Floor

Entrance Hall



Slate tiles and timber flooring, underfloor heating, access to downstairs cloakroom, staircase to first floor, timber and glazed door to front aspect.

Kitchen/Diner 14'6" x 9'6" (4.42m x 2.90m)

Slate tiled flooring, underfloor heating, range of wall and base units with under cupboard lighting, ceramic drainer sink, rangemaster cooker with induction hob and extractor hood, fridge freezer and dishwasher included in sale, three double glazed windows, external stable door to patio garden.





Cloakroom 8'11" x 6'2" (2.71m x 1.88m)



Slate tiled flooring, underfloor heating, wash basin with storage cupboard underneath, toilet, plumbing for washing machine, space for dryer, oil-fired central heating boiler, extractor fan.

Living Room 14'6" x 10'9" (4.42m x 3.27m)



Timber flooring, radiator, slate hearth housing multi-fuel stove, exposed stone wall, timber framed double glazed window to front aspect with window seat.

First Floor

Landing

Timber flooring, exposed beam, access to bedrooms and house bathroom, timber framed double glazed window to rear aspect.

Bedroom One 14'6" x 10'2" (4.42m x 3.11m)



Generous double room with timber flooring, radiator, exposed beams, timber framed double glazed window to front aspect.

Bedroom Two 14'6" x 9'6" (4.42m x 2.90m)



Another good-sized bedroom with timber flooring, radiator, exposed beams, timber framed double glazed windows to side and front aspects.

Bathroom





Timber flooring, radiator, wash basin, toilet, bath with shower over, exposed beam, extractor fan, skylight.

Outside

Patio Garden



Charming low maintenance walled patio garden with table seating area and views, external tap, gate to lane.

Parking Area

Parking for two vehicles opposite the property, established flowerbeds, oil tank, storage unit, septic tank.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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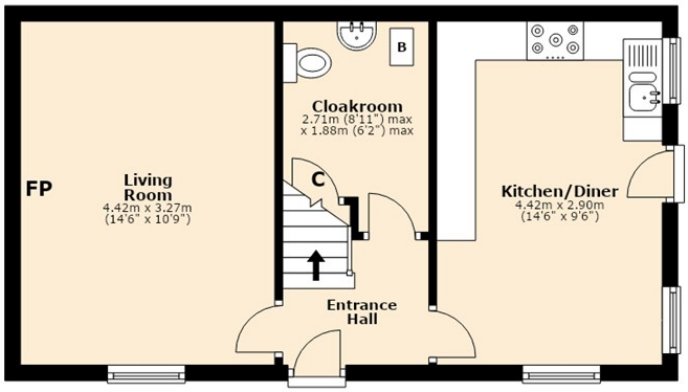
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FLOOR PLANS

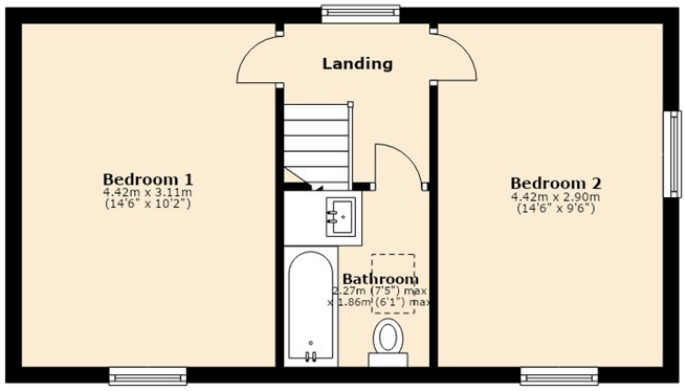
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Ground Floor
Approx. 36.5 sq. metres (392.5 sq. feet)



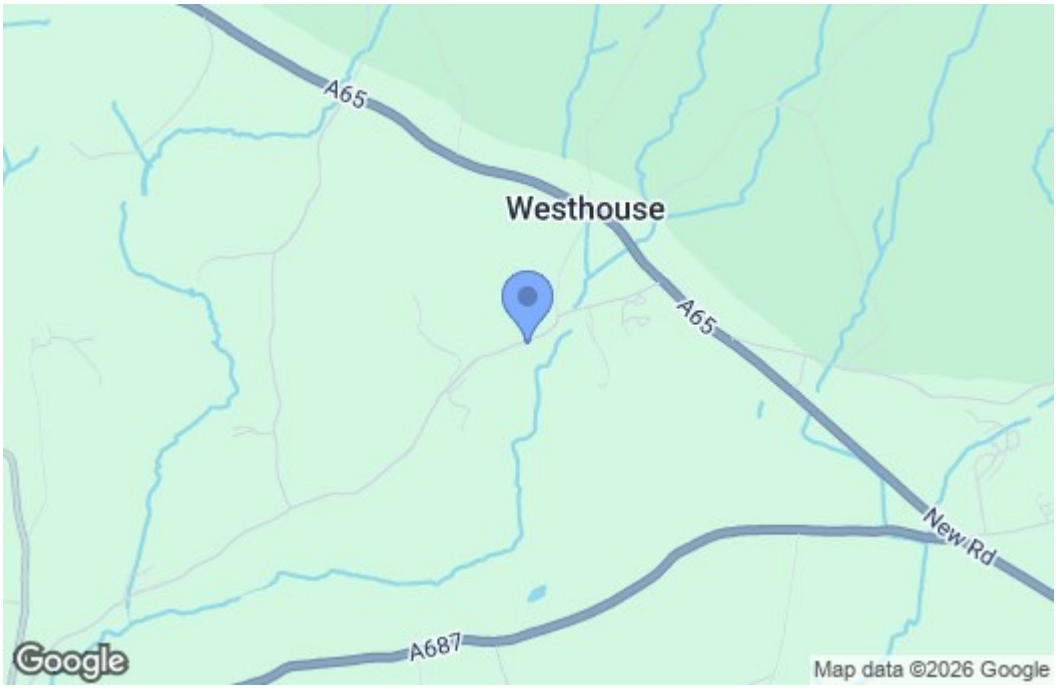
First Floor
Approx. 35.7 sq. metres (384.4 sq. feet)



Total area: approx. 72.2 sq. metres (776.9 sq. feet)

Low Cottage, Lower Westhouse

Area Map



Energy Efficiency Graph

