

CRAB APPLE COTTAGE

£475,000

2 Brookside, Barbon, The Yorkshire Dales, LA6 2LW

Situated in a quiet laneside setting within a picturesque village, a charming stone and slate, mid terrace cottage with wonderful views as well as front and rear gardens and private parking.

Stylishly presented and well-proportioned accommodation offers a delightful garden room, sitting room open to dining kitchen, cloakroom, two double bedrooms and bathroom. Landscaped south facing front garden with far-reaching open countryside views and rear garden with summerhouse, lawns and seating terrace with views towards Barbon Fell. Detached single garage and parking for one.

This is a must see - the cottage is perfect as a holiday home or for those looking to downsize, escape to the country and embrace Barbon village life.





Welcome to **CRAB APPLE COTTAGE**

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Here's our **TOP TEN** reasons to love **Crab Apple Cottage**:

1. **Splendid open views to the front** across countryside to the fells beyond and to rear from the garden towards Barbon Fell.
2. **Charming mid terrace, period cottage** in a quiet laneside setting within a picturesque and sought-after village.
3. **Beautifully presented and spacious** - the cottage has been refurbished over recent years and offers generous rooms with a GIA of c. 1000 sq ft (92.9 sq m) and stylish interiors.
4. **Come on in...** through the **delightful garden room**, being south facing, this wonderful sun-filled addition is glazed to two sides with two skylight windows, parquet floor, bench seating and useful built-in cupboards and drawers.
5. **Welcoming living accommodation** - the sitting room is open to the dining kitchen and has a stone flag floor, part panelled walls, brick fireplace with stone hearth and lintel, alcove shelving, understairs storage and staircase rising. The dual aspect dining kitchen is light and bright.
6. **Sweet dreams** with two double bedrooms to the first floor, both enjoying the splendid far-reaching views. Bedroom 1 has a period fireplace, oak floorboards, airing cupboard and built-in wardrobe.
7. **Bath/cloakrooms** - off the kitchen, is a two piece cloakroom and to the first floor, an attractive four piece bathroom with roll top bath and separate shower.
8. **Garaging and parking** - there is a divorced, detached single garage with up and over door, power and light and off road parking for one car to the front.
9. **Delightful gardens** to the front and rear - a wrought iron gate leads into the south facing, low maintenance garden with open views, a central cobbled path, planted beds and flagged terrace. The rear garden has an elevated lawn, seating terrace with lovely views, planted beds, timber summerhouse, brick BBQ and wood store. An espalier of crab apple trees forms the boundary with the neighbouring property.
10. **If you love spending time outdoors**, it's a great base for exploring the Dales and the Lake District National Parks as well as both the Forest of Bowland and Arnsdale and Silverdale National Landscapes. Fresh air and fun, whichever direction you take and whatever your pleasure. For further information on the surrounding area, please see page 5.







A quiet location in this sought-after village

Few villages in the Lune Valley (and within the extended Yorkshire Dales National Park) offer as much as Barbon; a popular village pub offering good food and ales, a church and a popular village hall with Post Office service currently operating on a Monday afternoon. There are lots of lovely walks right from the doorstep, you're surrounded by excellent views and by virtue of the fact the village is off the main road there's no through traffic so it's altogether quieter. Crab Apple Cottage is also off the main thoroughfare, so quieter still!

Nearby **Casterton** (1.8 miles) has a petrol and car repair garage with a small shop along with a public house, The Pheasant Inn.

The award winning market town of **Kirkby Lonsdale** (3.6 miles) offers an abundance of independent shops, popular restaurants, cafes and pubs, a post office, churches, doctor's and dentists' surgeries, an opticians, Boots Chemist and a well-regarded Booths supermarket.

It doesn't just stop there, the Conservation Area town of **Sedbergh** (8 miles) offers a good range of local amenities and, with its cobbled streets and the scenic village of **Dent** (6.8 miles via Barbondale, the scenically stunning route through the fells) has a general store and a selection of tea shops, a church and two pubs.

Further afield the attractive Lakeland market town of **Kendal** (16.7 miles) and the Georgian city of **Lancaster** (18.2 miles via the B6254) have even more on offer.

When it comes to schooling, there are primary and secondary schools in Kirkby Lonsdale and Sedbergh. Independent schools are at Sedbergh (with the Preparatory School at Casterton), Giggleswick and Windermere.

For those who like to spend time outdoors, you will be spoilt for choice. Situated in the **Yorkshire Dales** and close to the **Lake District National Park**, the **Lune Valley** and **Forest of Bowland National Landscape**, the area provides a stunningly scenic adventure playground for fans of fresh air and fun. If you fancy a coastal walk, the **Arnside and Silverdale National Landscape** and **Morecambe Bay Estuary** are not too far away.

For travelling further afield

By car - access to the M6 is either at J36 (9 miles) or J37 (13.7 miles) depending on the direction of travel. For travelling east/west, the A65 is 2.9 miles distant.

By train - the nearest station on the west coast main line is at Oxenholme (14 miles) or Lancaster (18.2) with direct trains to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. Historic Camforth Train Station (14 miles) is on the Northern Line with services to Lancaster, Barrow-in-Furness, Leeds and Manchester airport.

...and finally, for jetting off - Leeds Bradford (53.2 miles), Manchester Airport (83.7 miles) and Liverpool Airport (89.3 miles).

To find the property - from Kirkby Lonsdale, take the A683 signposted Sedbergh. Drive through Casterton and take the first turning into Barbon (there are three roads in from the A683). Proceed on the country lane into the village and turn first right. Crab Apple Cottage is the second property on the left after the single garage.

What3Words reference: ///outlast.served.forensic



Services and specifications

- Mains electricity, gas and water
- Private drainage to a septic tank shared with the two neighbouring properties and located in the field to the rear. Please note - no formal investigation has been carried out as to the operation of the sewage system and septic tank.
- Gas central heating
- Multi-fuel stove in the sitting room
- A combination of single and double glazing
- 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.





The finer details

Council Tax

Crab Apple Cottage is currently banded C for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland & Furness

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority

W: www.yorkshiredales.org.uk

Please note

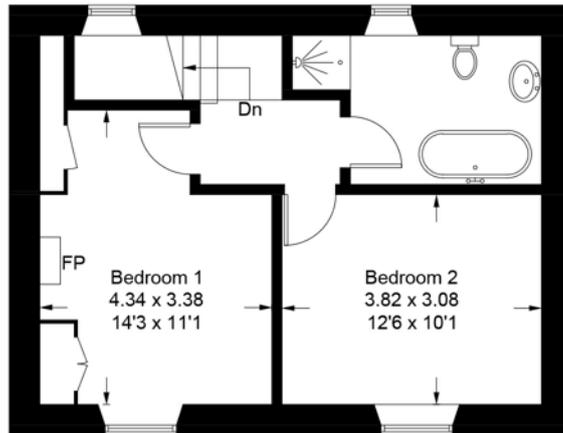
- Included in the sale: carpet in bedroom 2
- Available separately: curtain poles, some light fittings and rear garden furniture
- Specifically excluded: light fittings in the sitting room and staircase as well as front garden furniture
- Freehold, vacant possession on completion

Money Laundering

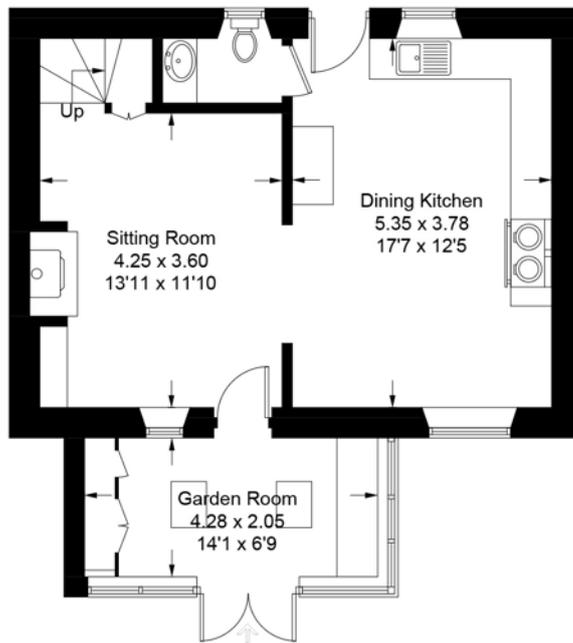
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing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

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Approximate Gross Internal Area
 92.9 sq m / 1000 sq ft



First Floor



Ground Floor IN

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1280629)

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		66	77
EU Directive 2002/91/EC			
www.epc4u.com			

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