

PF63

**Fern Cottage  
Casterton  
Nr Kirkby Lonsdale  
LA6 2RX**



**Price: Offers Invited Over £390,000**

**Viewing: By appointment through Richard Turner & Son Bentham Office.**

An attractive and tastefully improved traditional stone built detached cottage probably dating back to the mid 18<sup>th</sup> century affording a wealth of beamed character in deceptively spacious 4 bedroomed accommodation incorporating 3 reception rooms, recently fitted kitchen with gas fired Aga oven range, gas central heating, garden areas with sun house and storage shed, parking and a first floor integral workshop/store ideally lending itself for extended living accommodation if so desired.

Occupying a pleasant location in the attractive sought after south lakes rural Hamlet of Casterton conveniently within only 1 mile of the historic market town of Kirkby Lonsdale and the A65 Kendal/Skipton trunk road.

## Accommodation Comprising:

### Ground Floor:

#### **Entrance Vestibule:**

5'1 x 2'10

(1.55m x 0.86m)

Glazed Georgian panel outer door, centre light.

#### **Lounge:**

15'8 x 14'11

(4.78m x 4.55m)

Feature stone built open fire place, exposed beams, built in wall cupboard, glazed panel French doors to drawing room, hand made terracotta floor tiling, fitted pine shelving, centre light, wall light, radiator.



#### **Drawing Room:**

16'1 x 14'11

(4.90m x 4.55m)

Georgian style open fire place with wood surround, dual aspect windows, 3 window seats, feature arched alcove, exposed beam, pine panelled door to back staircase, wall uplighters, radiator, TV point.



#### **Dining Room:**

15'6 x 12'6 max

(4.72m x 3.81m max)

Feature stone built fire place housing multi-fuel stove (flue lined chimney), glass panel doored storage cupboards with light and power installed, under stairs storage cupboard with light and power installed, exposed beam, mini halogen ceiling lighting.



**Kitchen:**

18' x 6'10 approx  
(5.49m x 2.08m approx)

Feature brick built arched opening housing **gas fired Aga oven range**, fitted pine base cupboards incorporating inset porcelain sink and slate work surfaces, (2 x free standing pine kitchen dressers available by negotiation), terracotta floor tiling, stable style outside door leading to rear patio area, mini halogen ceiling lighting, TV point.



**First Floor:**

**Bathroom:**

12'6 x 10'11  
(3.81m x 3.33m)

Modern 3 piece bath suite incorporating cast iron enamelled claw foot bath, low flush wc and counter wash basin. Exposed beam, airing/cylinder cupboard with immersion heater, chrome heated towel rail, infra red "touch" vanity mirror, wall light, pine dado.



**Bedroom 1:**

15'11 x 10'7  
(4.85m x 3.23m)

Centre light, radiator, TV point. *N.B. Sufficient space to allow en-suite potential if desired.*



**Landing 1:**  
12'5 x 2'9 approx  
(3.78m x 0.84m approx)

Exposed beam, wall uplighters.

**Bedroom 2:**  
12'11 x 9'10 max  
(3.94m x 3.00m max)

Exposed beam, centre light, wall light with dimmer switch, radiator, built in wardrobe.



**Landing 2:**  
10'11 x 6'10  
(3.33m x 2.08m)

Balcony landing with pine balustrade, centre light, wall lights.



**Bedroom 3:**  
11'4 x 8'10  
(3.45m x 2.69m)

Centre light with dimmer switch, radiator.



**Study/Single Bedroom 4:**  
7'5 x 6'3  
(2.26m x 1.91m)

Exposed beam, mini halogen ceiling lighting, mini halogen wall light, telephone point.



**Outside:**

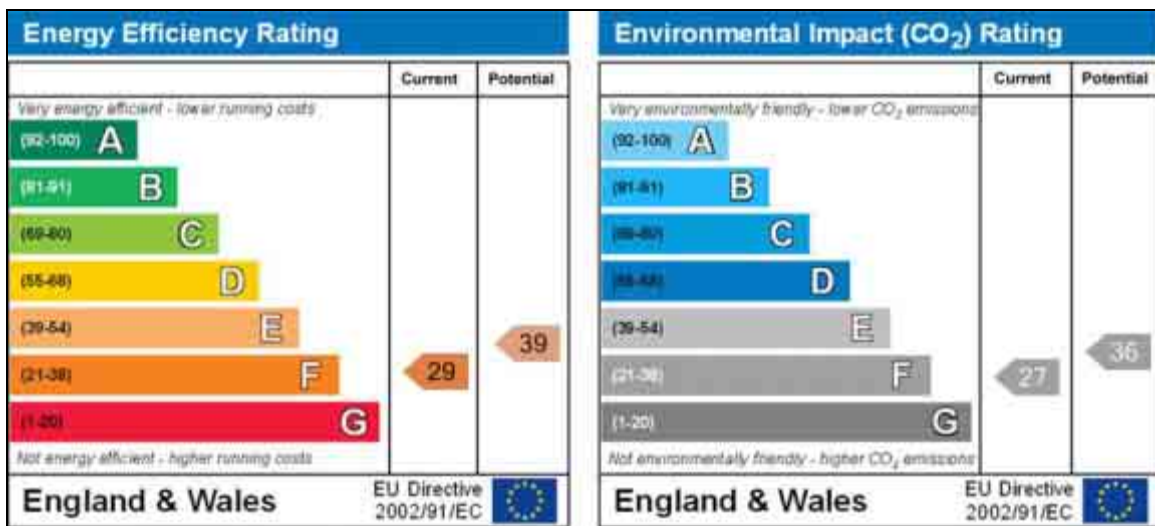
Shared private driveway, frontage parking, attractive adjacent lawned garden area with sun house and shed. External steps alongside cottage gable end leading to first floor workshop loft area (over kitchen) extending to 18' x 6'10 approx (5.49m x 2.08m approx) with light and power installed.





*N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.*

### Energy Performance Certificate



**Services:** Mains water, electricity, gas and drainage connected.

**Tenure:** Freehold with vacant possession on completion.

**Council Tax Band:** F (verbal enquiry only).

**Solicitors:** Temple Heelis, 47 Crescent Road, Windermere, LA23 1BL.  
Tel: 015394 42455.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.  
**Through whom all offers and negotiations should be conducted.**



