

PU05 / RBP02069

DRAFT

**Improvement Prospect Lune Valley Farmhouse Residence
Underbank
Beck Foot/Lowfields Lane
Casterton
Nr Kirkby Lonsdale
LA6 2LE**



Price: Offers Invited Over £335,000

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

An attractive double fronted semi-detached old farmhouse residence probably dating back to at least the early 18th century and possibly much earlier; the current 3 bedroomed accommodation incorporates a breakfast kitchen, pantry, 2 reception rooms and bathroom plus cellar and attic however there is potential to significantly extend the existing accommodation if desired (*subject to usual planning consent being firstly obtained by the purchaser*).

Externally the property enjoys a private gated entrance, generous parking/turning area, lawned areas, a detached stone outbuilding, a detached garage, good sized garden areas currently mainly laid to grass and a good sized orchard/small paddock.

Being pleasantly situated in a select, fabulous, Lune Valley location with lovely rural views amid a small settlement of only two other houses and conveniently within only 3 miles of the Historic Market Town of Kirkby Lonsdale and the A65 Kendal/Skipton trunk road.

Kirkby Lonsdale Golf Club 0.6 miles, Barbon 1 mile, Casterton 2 miles approx.

Old Sawley Grange, Gisburn Road
Sawley, CLITHEROE BB7 4LH
T: 01200 441351
F: 01200 441666
E: sawley@rtturner.co.uk

Royal Oak Chambers, Main Street
BENTHAM LA2 7HF
T: 015242 61444
F: 015242 62463
E: bentham@rtturner.co.uk

14 Moss End, Crooklands,
MILNTHORPE LA7 7NU
T: 015395 66800
F: 015395 66801
E: kendal@rtturner.co.uk

VAT Reg. No. 636 2413 54



Accommodation Comprising:

Ground Floor:

Breakfast Kitchen:

12'8 x 12' max

3.86m x 3.68m max

Stainless steel single drainer sink unit, fitted drawer unit, plumbed auto washer recess and work surfaces with tiled splash backs.

Electric cooker point, covered beam, Mullion window with low sill, electric storage heater, centre light. Back Door.



Inner Hall:

8'2 x 2'10 min

2.49m x 0.86m min

Feature wide easy rise open dog leg staircase featuring Georgian style tall landing window. Electric storage heater, centre light.



Basement Cellar:

9'10 x 9'6

3.00m x 2.90m

(Via understairs doorway).

Coal recess 5'1 x 2'9 (1.55m x 0.84m).



Pantry:
9'9 x 6'7
2.97m x 2.01m

Slate and marble keeping shelves, centre light.



Lounge:
15' x 14'6
4.57m x 4.42m

Front door. Stone built open fireplace, window seat, built in wall cupboards, covered beams, electric storage heater, centre light, dado rail.



Dining Room:
11'9 x 11'8
3.58m x 3.56m

Cast iron open fireplace with painted surround, window seat, built in wall cupboard, covered beam, centre light, dado rail.



First Floor:

Landing:

Telephone point, centre light.

Bathroom:

10'5 x 6'10

3.18m x 2.08m

3 piece bath suite incorporating enamelled cast iron bath, airing/cylinder cupboard with immersion heater, centre light.



Bedroom 1:

15'1 x 11'10

4.60m x 3.61m

Fabulous rural views.

Window seat, covered beam, electric storage heater, centre light.



Bedroom 2:

15'4 x 15'

4.67m x 4.57m

Fabulous rural views.

Window seat, covered beam, centre light.



Bedroom 3:
11'11 x 10'5
3.63m x 3.18m

Covered beam, centre light.



Second Floor:

(Via enclosed staircase off Landing).

Attic:
27' x 15' max approx
8.23m x 4.57m max approx

(With comfortable 6' wide head height along the centre), sky light.



Outside:

Front: Grassed wide roadside frontage and enclosed small garden area.

Westerly Side: Gated private driveway, generous tarmac parking/turning area, 2 x lawned areas and **detached garage** 17'10 x 13'2 internal measurement (5.44m x 4.01m int meas')

Easterly Side & Rear: **Detached stone built/slate roofed outbuilding** (40' x 15' approx external measurement) (12.19m x 4.57m ext meas') incorporating open front cart shed/log store, workshop, garden store and old former earth closet.

Generous orchard/paddock area (containing private septic tank drainage system).

N.B. Agents are advised by the vendor that there are no formal legal rights of way over the orchard/paddock area benefitting the neighbouring property.







Services: Shared private water supply; mains electricity; private septic tank drainage (*tank located in orchard/paddock*).

Tenure: Freehold with vacant possession upon completion.

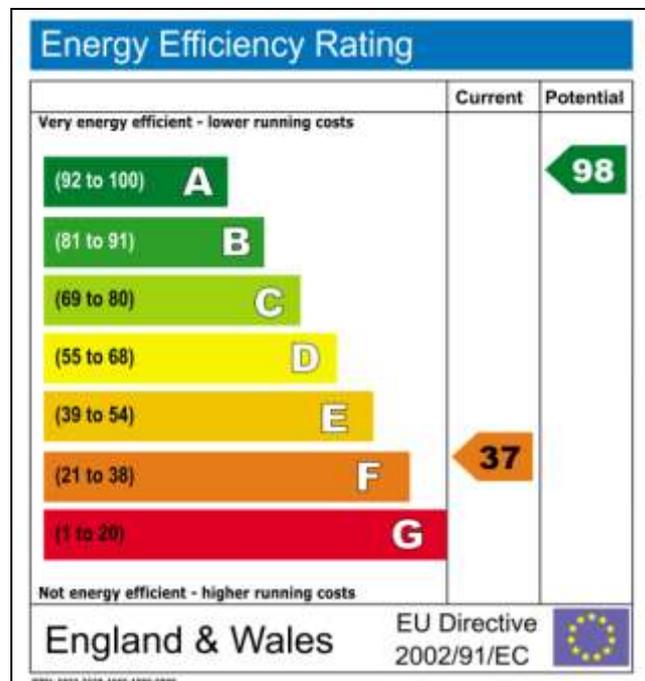
Council Tax Band: (E) Verbal enquiry only.

Solicitors: Mr Ian Fishwick.. Pearson & Pearson Solicitors, 15 Market Square, Kirkby Lonsdale, Carnforth, Lancashire, LA6 2AN. Tel: 015242 71222.

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.

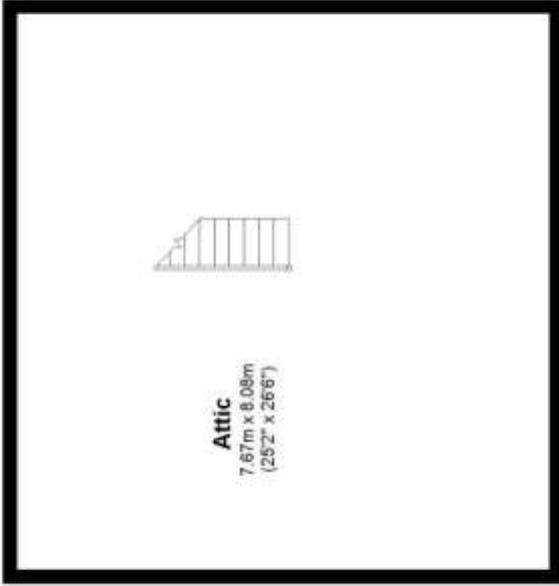
N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Energy Performance Certificate

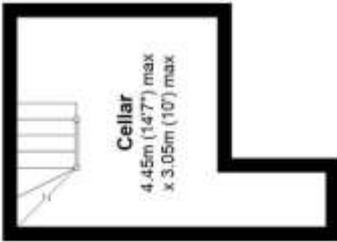


Floor Plan

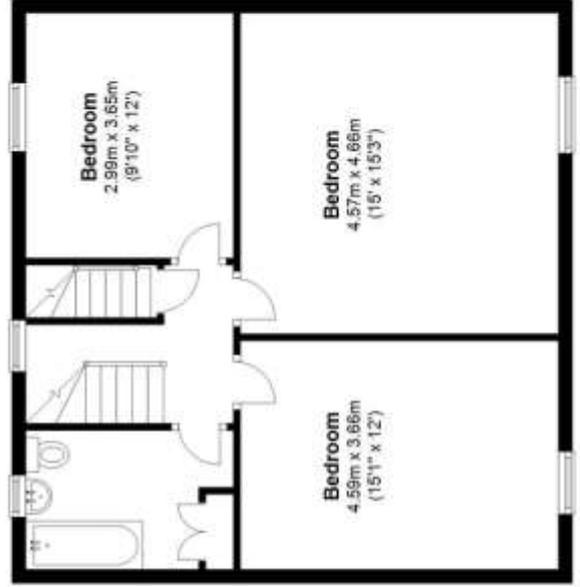
Second Floor



Cellar



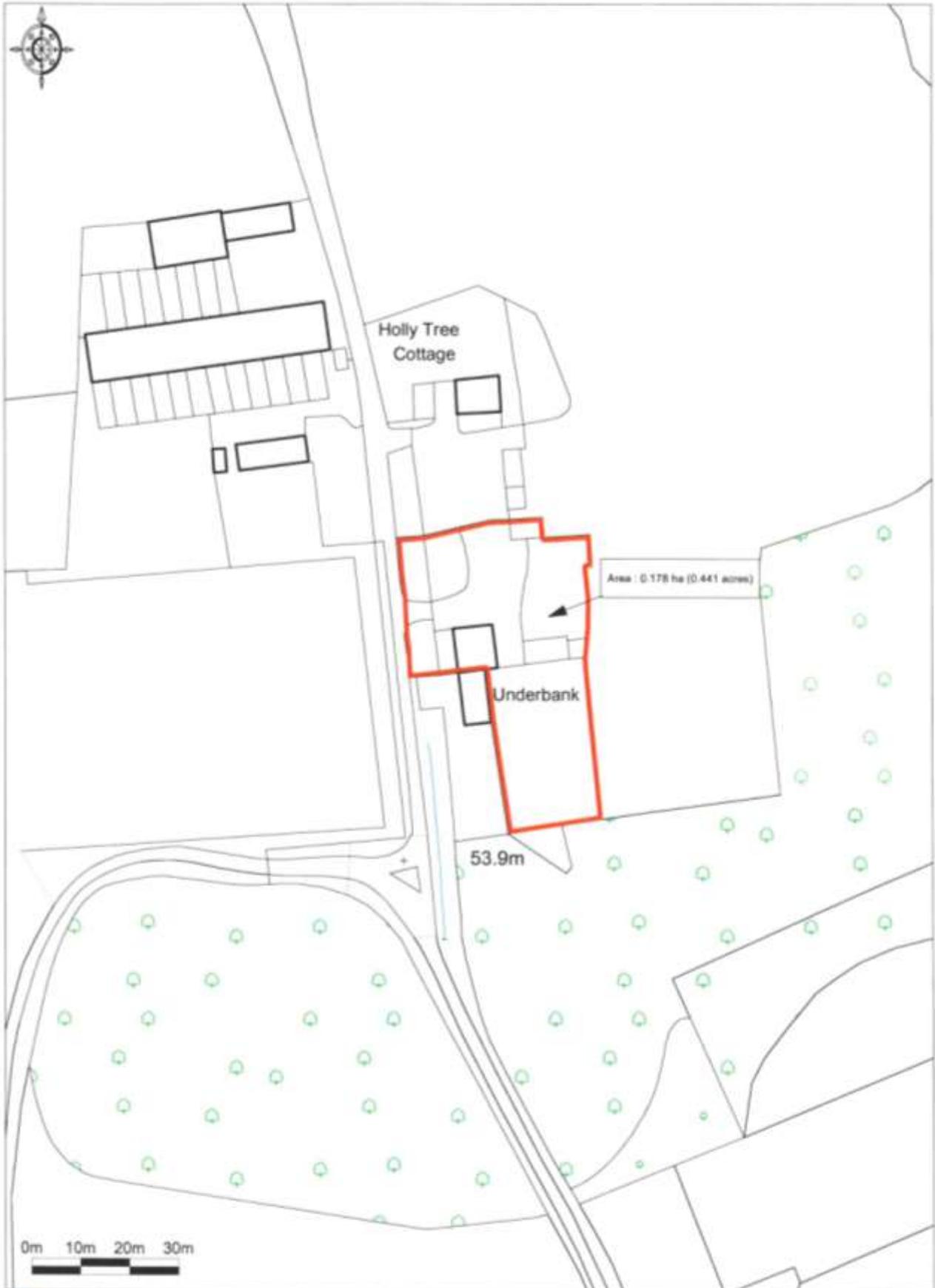
First Floor



Ground Floor

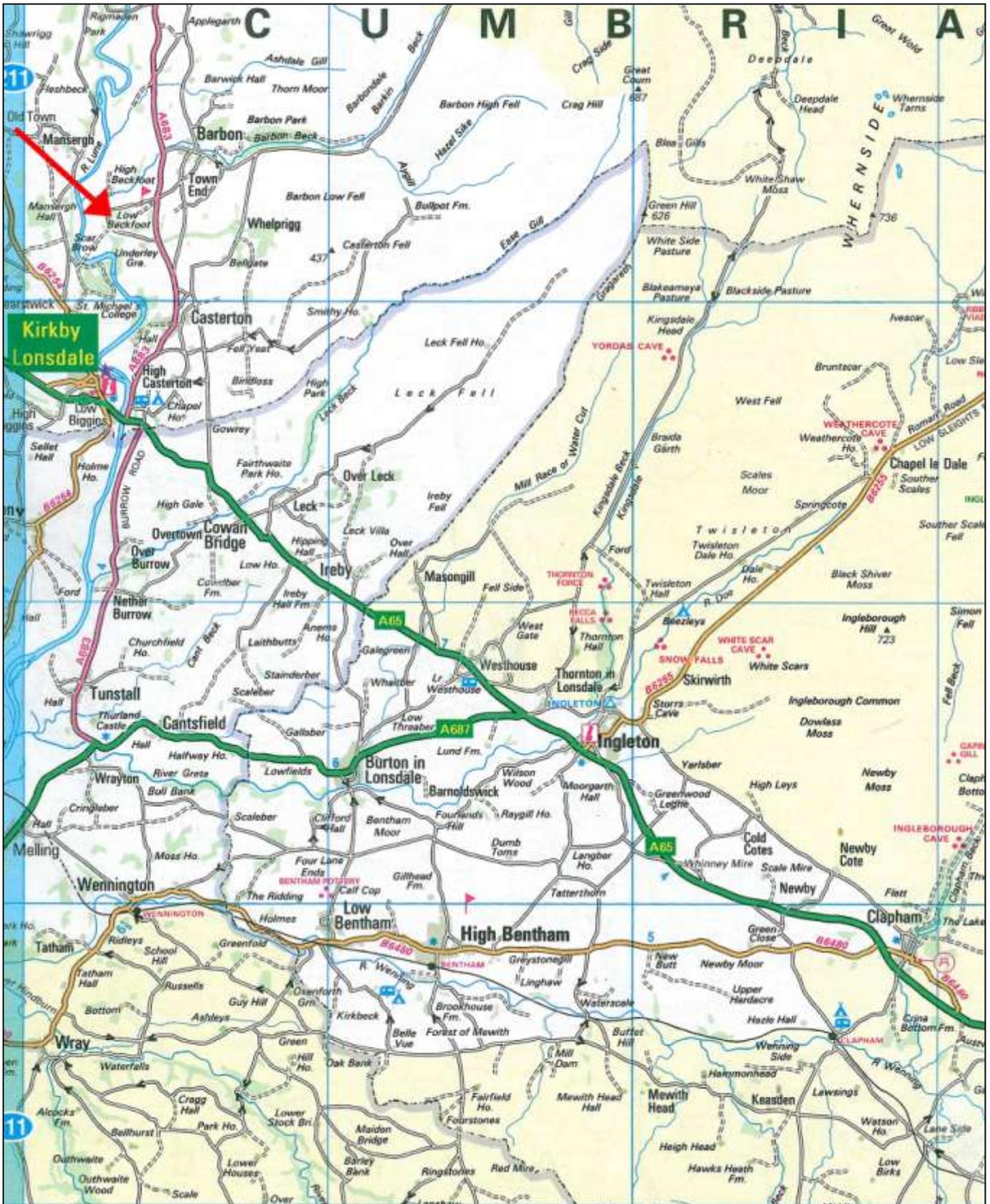


Boundary Plan



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Tasman number 29622432. Printed scale - 1:1250

Location Plan



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