



Casterton, Carnforth, LA6 2RX

Offers Over £275,000



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3 Bedrooms



1 Bathrooms

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- Charming character cottage property.
 - Set in idyllic village position with views over open countryside.
 - Benefits from off-road parking, detached garage and low maintenance gardens.
 - Easy access to Kirkby Lonsdale, M6 road links, the Lake District and Yorkshire Dales National Park.
 - Within catchment for highly sought-after schools.



Offering a charming village home, where tranquillity meets everyday convenience, this property offers beautifully proportioned accommodation, an attractive garden and uninterrupted views.

Casterton is one of the Lune Valley's most desirable villages, offering an idyllic rural lifestyle whilst remaining exceptionally well-connected. The vibrant market town of Kirkby Lonsdale, renowned for its independent shops, cafes, restaurants and excellent schools, is just a short drive away and can also be accessed on foot. The village enjoys a thriving country pub, golf course and some excellent walks right from the doorstep.

There is convenient access to the A65, providing a link to Kendal and Lancaster, and Junction 36 of the M6 motorway provides excellent access beyond. Rail travel is available at Oxenholme Railway Station, with direct links on the West Coast Mainline to London, Manchester and Glasgow.



Accessed from the front of the property into a welcoming entrance hall, then from here the doors lead to the principal reception rooms, creating a practical yet inviting layout.

The sitting room is a wonderfully light and spacious room, enjoying a dual aspect, with views across the garden and beyond to the open countryside. There is ample space for both seating and entertaining, with an access door direct to the rear porch, leading to the garden.

The kitchen is well-appointed with a comprehensive range of wall and base units, complemented by generous workspaces. There is ample room for everyday living, together with integrated cooking appliances, making it a practical heart of the home.





To the first floor, the landing provides access to 3 bedrooms and a family bathroom. The principal bedroom is a generous double, with fitted wardrobes and delightful views. The second bedroom is again a double bedroom, whilst the third offers flexibility as a single bedroom, home office or hobby room.

The family bathroom is fitted with a 3-piece suite comprising a panelled bath with shower over, wash hand basin and WC.





Externally, the property enjoys an attractive rear garden which takes full advantage of the rural outlook and provides an ideal setting for outdoor dining, entertaining or simply to relax and enjoy a morning coffee. A detached garage offers excellent storage and benefits from parking for a vehicle next to it

This delightful cottage set in a superb location, is a great home, whether you are looking for an ideal base or a potential investment, there is something for all.



General Remarks:

Services: Mains water, mains electricity, mains gas, mains drainage available and connected.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: There is an allocated parking space for driveway parking.

Construction Type: Rendered stone under slate roof.

Restrictive Covenants: Please note that the property can only be used as a private dwelling house and cannot be used for any trade or business purposes.

Listed Building: The property is not Listed.

Conservation Area / AONB: The property is located within the Yorkshire Dales National Park.

Easements, Wayleaves & Rights of Way : The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. Flooding – According to the Environment Agency, the property sits within Flood Zone 1.

Planning Consents affecting the property: None as far as we are aware.

Broadband: Available and connected.

Title & Tenure: Freehold with vacant possession.

Local Authority : Westmorland and Furness Council.

Planning Authority: Yorkshire Dales National Park.

Council Tax: Band D

Maintenance Contribution: One fifth towards maintenance and repair of the courtyard parking space. Further details are available from the selling agents.

What3Words: [**///examining.cuddling.caged**](#)

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

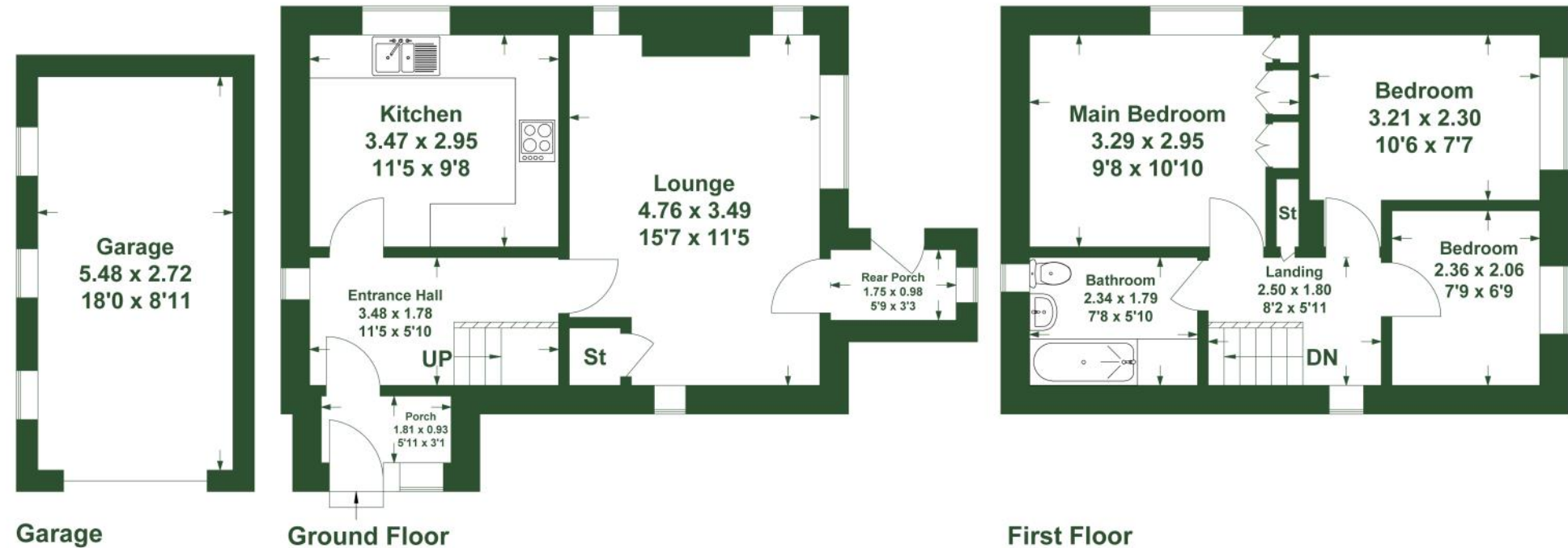
SUBJECT TO CONTRACT.



Approximate Gross Internal Area : 73.21 sq m / 788 sq ft
Garage : 14.90 sq m / 160 sq ft
Total : 88.11 sq m / 948 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
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01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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