



Gressingham, Lancaster, LA2 8LP

Offers in The Region of £325,000





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2/3 Bedrooms



1 Bathroom

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- Charming character cottage offering excellent potential for modernisation.
 - Set within an extensive plot of 0.25 acres, or thereabouts.
 - Positioned in an attractive village setting with excellent scope and potential. Good access for M6, rail links and school catchments.



Set in the heart of the Lune Valley, surrounded by rolling countryside, this is an ideal setting for those seeking village life within easy reach of everyday amenities. The nearby village of Hornby provides an excellent range of local services including shops, Post Office, hairdressers and doctors to name a few. The historic city of Lancaster is a short drive away and provides a further range of shops and services; and the market town of Kirkby Lonsdale is close by, with an excellent range of independent shops, eateries and services.



Angle House is a property full of character and opportunity. With traditional features including exposed beams, thick walls and cottage-style windows, the house has excellent appeal, whilst the unusually generous garden plot provides great potential and scope for those who enjoy the great outdoors.



The accommodation is arranged over two floors, creating a charming sense of character to the cottage. The front entrance hallway leads to a kitchen / dining space; and off here can be found a practical and useful utility space with bathroom, complete with 4-piece suite, a bath, wash hand basin, separate shower cubicle and WC beyond. The living room has a dual outlook and is set around a central fireplace. Doors lead to an additional room at the front, which is currently utilised as a bedroom, albeit could provide an additional reception room should a purchaser require.



To the first floor can be found two bedrooms, one with a built-in storage space and feature beams, adding to the cottage atmosphere.



One of the property's main attractions is undoubtedly the outside space. Angle House stands in approximately 0.25 acres and has established mature hedging and trees. With lawned garden to both the front and rear, this having previously been used as a paddock for a pony, there is great scope and potential.

For buyers with vision, the size and configuration of both the property and plot offer considerable scope to improve and extend the property, subject to gaining the necessary planning consents.

Whilst the property itself would benefit from a programme of modernisation, its ideal Lune Valley setting and excellent accessibility make it a highly appealing opportunity.



General Remarks

Services : Mains electricity, mains water available and connected, LPG heating system. Private drainage which is currently undergoing replacement with a sewage treatment plant

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 : On site for approximately 1 vehicle, with additional roadside parking beyond. The vendors have considered altering the entrance to the property to create additional parking, however, no consent has been passed for this

Construction Type : Detached, stone under slate roof.

Local Authority : Lancaster City Council **Council Tax** : Band D

Restrictive Covenants : We are not aware of any restrictive covenants affecting the subject property.

Conservation Area : The property is located in the Forest of Bowland Area of Outstanding Natural Beauty.

Listed Building : None.

Broadband : Available to the garden, but not connected to the property.

Footpaths, bridleways : We are not aware of any footpaths or bridleways affecting the property.

Flooding : According to the Environment Agency website the property sits in Flood Zone 1.

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

Unimplemented Planning Consents : None known.

Title & Tenure : Freehold with vacant possession upon completion.

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodgkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.** Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed. Please note that CCTV and or recording devices may be in operation at the property during viewings

Easements, Wayleaves and 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.

What3Words- ~~///abundance.refer.bossy~~

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.

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

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.

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

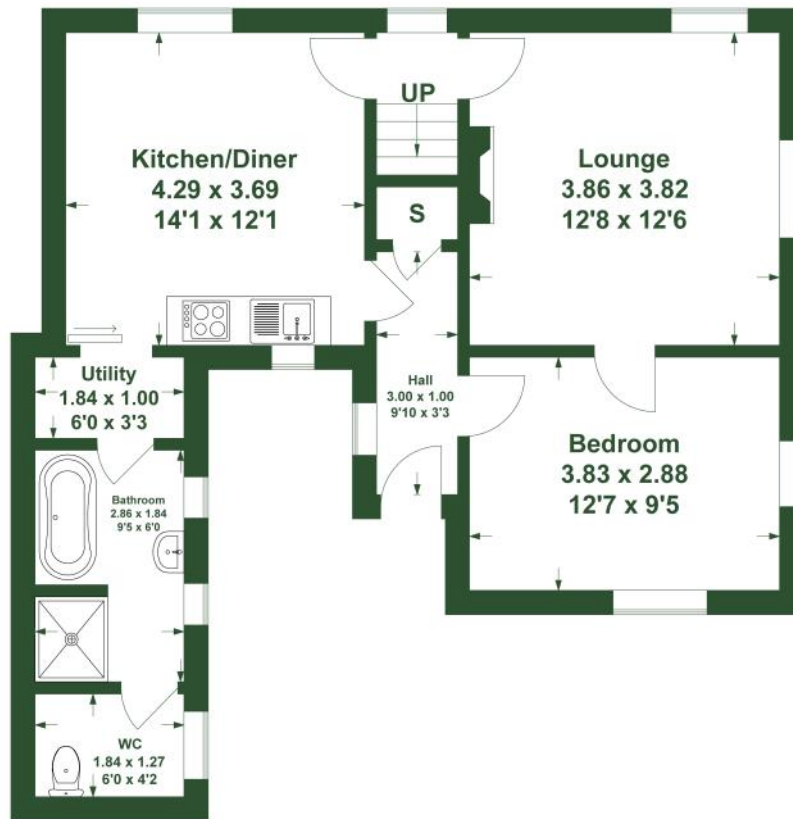
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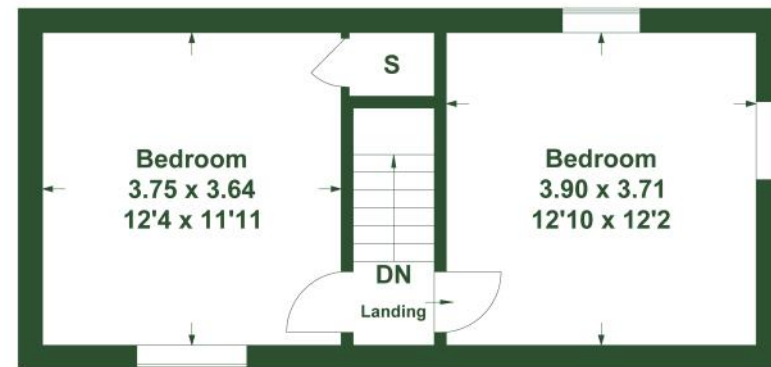
Approximate Gross Internal Area : 92.02 sq m / 990 sq ft



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.
Produced by Lens-Media



Ground Floor



First Floor

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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 Amitstead 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 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 Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



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