



## Gressingham

**£295,000**

Beck Cottage  
Gressingham  
Lancaster  
LA2 8LP

A recently refurbished stone built cottage with appealing three bedroom accommodation with well proportioned dining kitchen, living room and sun room.

Being located in the attractive Lune Valley village of Gressingham. The property enjoys manageable gardens and garage being within easy reach of Carnforth, Lancaster and the M6.

Property Ref: KL3324





Front Aspect



Kitchen



Living Room

#### Location

From Kirkby Lonsdale take the B6254 passing through Whittington and Arkholme. Pass Starrs Hall on the left and take the next left sign posted Gressingham. Follow the road to the 'T' junction, bear left, pass the church and Beck Cottage is in the row of cottages on the right.

Gressingham lies just to the north west of the River Lune. Just above Gressingham Hall is the Church of St John the Evangelist, Grade I listed and dated in part from the 12<sup>th</sup> century. The village is connected to Hornby, about 1 mile away, where there is a range of amenities and services. The busy market town of Kirkby Lonsdale and the historic city of Lancaster are within easy reach and there are good motorway links with junctions 35 and 36 close by. From Gressingham, there is good access to nearby Casterton and Sedbergh schools as well as being in the catchment areas of Queen Elizabeth School at Kirkby Lonsdale and Boys and Girls Grammar schools in Lancaster which have a daily bus service from the village.

#### Accommodation (with approximate dimensions)

##### Entrance Hall

Enter via part glazed door with adjacent double glazed windows. With feature high ceilings, ceiling light point and storage heater. Stairs leading to first floor.

##### Kitchen/Dining Room 19' 4" x 11' 1" (5.89m x 3.38m)

Beautifully stylish fitted kitchen with a range of modern base and eye level units with complementary worktops. Integrated appliances include Lamona double oven and four ring hob with extractor over and dishwasher. With space for washing machine and fridge freezer. Deep set window sill with windows to the front aspect. Ceiling light point, storage heater and understairs cupboard.



Living Room



Sun Room



Bedroom One



Landing



Bedroom Three

**Living Room** 19' 9" x 12' 8" (6.02m x 3.86m)

Feature stone wall with stone fireplace and multifuel stove. Ceiling light point and coving to ceiling.

**Sun Room** 10' 4" x 7' 6" (3.15m x 2.29m)

Continuation of feature stone wall, with dual aspect windows overlooking the garden. With a door leading to the rear patio, ceiling light point and storage heater.

**First Floor**

**Landing**

With loft access, ceiling light point and storage heater. Airing cupboard.

**Bedroom Two** 12' 7" x 8' 5" (3.84m x 2.57m)

With ceiling light point, storage heater and double glazed window to the rear aspect overlooking countryside views.

**Bedroom One** 12' 7" x 11' 0" (3.84m x 3.35m)

With ceiling light point, storage heater and double glazed window to the rear aspect overlooking countryside views.

**Bedroom Three** 11' 1" x 9' 2" (3.38m x 2.79m)

With ceiling light point, storage heater and double glazed window to the front aspect.



Bedroom Two



Family Bathroom



Rear Aspect



Front Elevation



Views

#### Family Bathroom

Fitted with a four piece suite consisting of a WC, a vanity wash hand basin and a panelled bath with separate corner shower with glass shower screen and tiled surround. With a double glazed frosted window to the front aspect. With an extractor fan, downlighters, heated towel rail and tiled walls and flooring.

#### Outside

With spacious Indian sandstone flagged patio to the rear, perfect for sitting out on an evening. Pathways lead round to the parking.

#### Garage 19' 2" x 9' 0" (5.84m x 2.74m)

With up and over door, light, power and water.

#### Services

Mains electricity, mains water and newly installed Klargestor sewage system.

#### Tenure

Freehold.

#### Council Tax

Band D - Lancaster City Council.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Rear Garden



Ordnance Survey Ref: 01037738

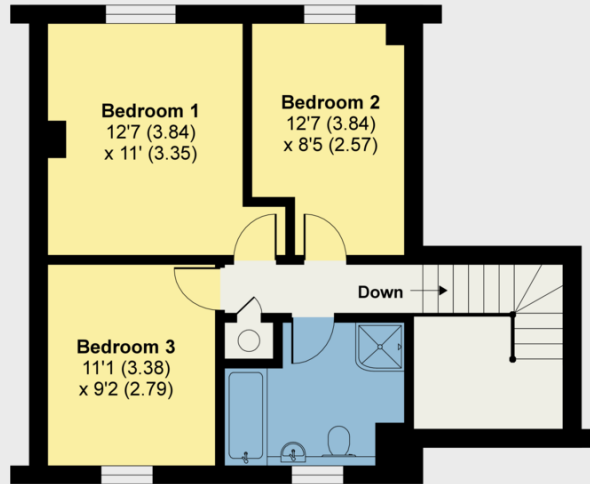
# Gressingham, Lancaster, LA2

Approximate Area = 1193 sq ft / 110.8 sq m

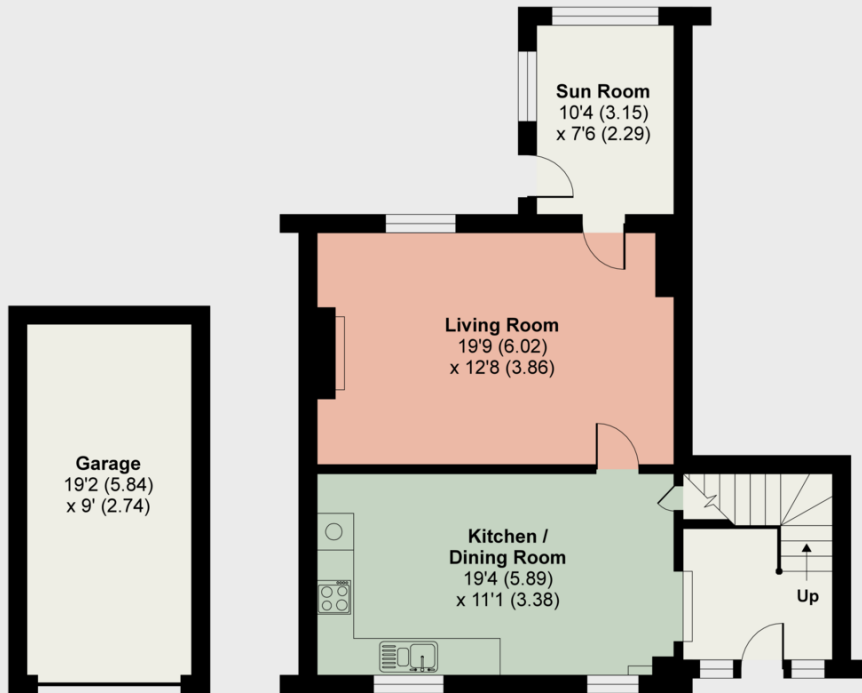
Garage = 172 sq ft / 16 sq m

Total = 1365 sq ft / 126.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2022. Produced for Hackney & Leigh. REF: 846256

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