

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Wennington

£325,000

Marethdale, Old Moor Road, Wennington, Lancaster, LA2 8PD

A wonderful opportunity to acquire a detached house in an elevated countryside position in the village of Wennington. The gardens and grounds enjoy some far reaching views over the surrounding countryside.

The accommodation currently comprises; kitchen, living room, family bathroom and two double bedrooms. Renovation and modernisation are needed throughout the property but these opportunities don't come along too often so don't delay, book a viewing today.

Quick Overview

Two Bedroom Bungalow
Planning Permission Granted
Approximately 2 Acres of Land
Outside Storage Outhouse
Off Road Parking
Good Transport Links
Easy Access to the M6 Motorway
Great potential with the opportunity to add
your own stamp
No Chain
Super Fast B4RN Internet



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Superfast
B4RN



Garage & Off
Road Parking

Property Reference: KL3373



Marethdale



Countryside Living



Kitchen / Diner

Property Overview Step up through hardwood door into a well proportioned kitchen/dining room with base units and stainless steel sink unit. Having space for a dining table next to the multi fuel stove on stone hearth, useful pantry cupboard. From the kitchen lead into the spacious inner hall. The living room is a blank canvas, the room is light and has a window to the front aspect providing stunning views across the open countryside. There are two spacious double bedrooms, with the main bedroom being to the front of the property with again faultless rolling countryside views. The second bedroom is to the rear of the property and has ample room for a double bed and further furniture. The family bathroom currently has a bath, W.C and pedestal sink unit.

Outside Set in approximately 2 acres of grounds with breath taking views from every direction. To the front of the property there is a private drive providing parking for several cars. At the rear of the property there are outhouses which provide good storage for gardening tools and outdoor equipment. The land is suited for agriculture; equestrian, sporting or other amenities.

Location This very special home has so much to offer being located in the idyllic small village of Wennington on the edge of Lancashire and close to the borders of North Yorkshire and Cumbria. The spectacular and varied scenery of the Yorkshire Dales, Lake District, Forest of Bowland and Morecambe Bay, is all easily reached for great days out, The village has a train station on the Leeds/Lancaster line. Lancaster and the M6 are easily reached by car, with good local amenities close by in High Bentham. The popular market town of Kirkby Lonsdale is just 6 miles away and has a range of boutique shops, impressive selection of bars, restaurants and pubs. The area has a fine selection of schools to choose from and lies within the catchment area of Lancaster Boys' and Girls' Grammar Schools. The highly sought after QES is located nearby in Kirkby Lonsdale, and independent Sedbergh School is not far away.

From Kirkby Lonsdale take the A683 south and turn left in Melling sign posted Wennington. At the village green turn right and take the first left after the train station. Marethdale can be found up the road on the right.

What3words ///prouder.cafe.slung

Accommodation (with approximate dimensions)

Kitchen / Dining 14' 1" x 13' 7" (4.29m x 4.14m)

Living Room 13' 8" x 10' 10" (4.17m x 3.3m)

Bedroom One 13' 6" x 10' 8" (4.11m x 3.25m)

Bedroom Two 11' 3" x 10' 5" (3.43m x 3.18m)

Property Information

Services Mains Water and electricity. Private drainage via septic tank. Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

Council Tax Lancaster City Council - Band C

Tenure Freehold

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

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

Planning Permission There is planning permission granted for demolition of existing garage and erection of a replacement of garage, erection of single storey side extension, excavation of land, construction of retaining wall and steps and erection of a boundary wall. Planning reference - 22/00911/FUL



Kitchen / Dining Room



Living Room



Bedroom One



Ordnance Survey 01075736

Marethdale, Old Moor Road, Wennington, Lancaster, LA2

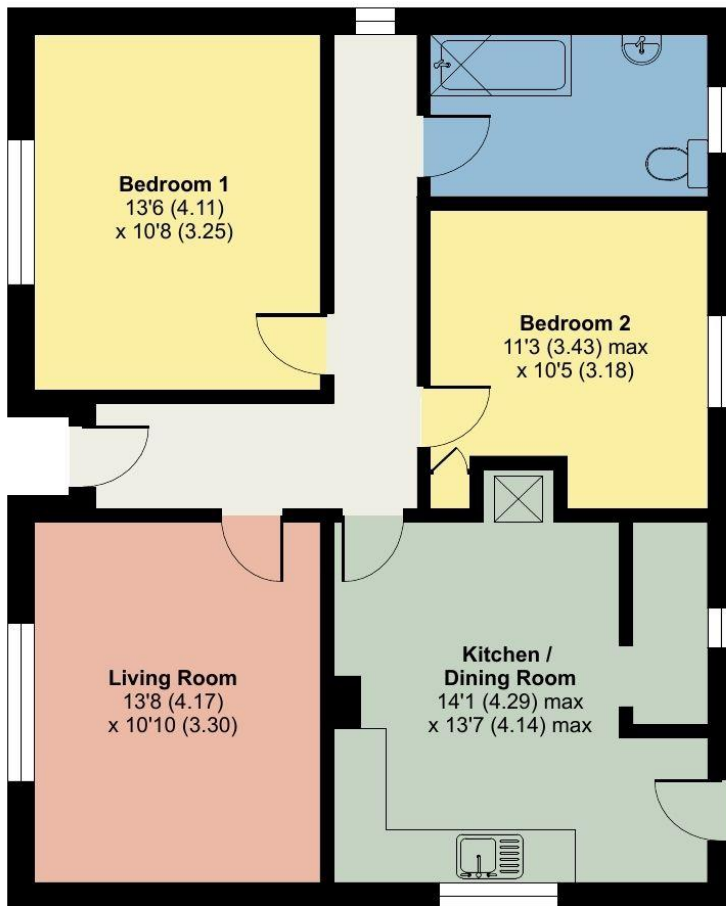
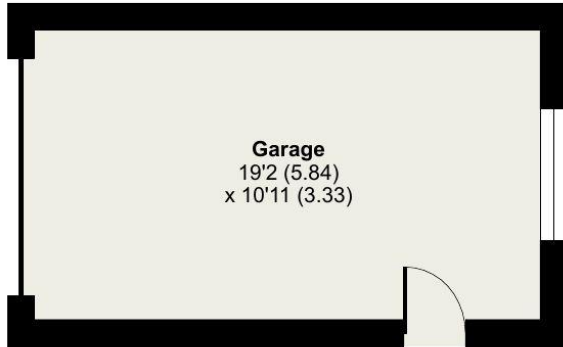
Approximate Area = 808 sq ft / 75 sq m

Garage = 210 sq ft / 19.5 sq m

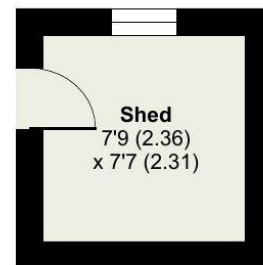
Outbuilding = 140 sq ft / 13 sq m

Total = 1158 sq ft / 107.5 sq m

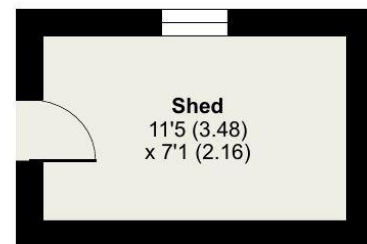
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GROUND FLOOR



OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2022. Produced for Hackney & Leigh. REF: 925445

A thought from the owners... 'The views from the house of the Valley and surrounding countryside are stunning'

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