



**LAITHRIGG, COWAN BRIDGE**  
**£495,000**





## **LAITHRIGG, COWAN BRIDGE, CARNFORTH, LA6 2JL**

Very well appointed, 3-bedroom detached bungalow style property with loft bedroom, located in the most outstanding rural position, with unrivalled views over the Lune Valley.

Spacious, light, and airy accommodation laid over two floors with high ceiling on the ground floor, large rooms, all of which are well presented and decorated.

Upvc double glazed windows and external doors are installed, plus Calor gas central heating.

Standing in a large, tended plot with parking for several vehicles, garage, landscaped gardens with shaped lawns, pond, patio, and mature shrubs.

Situated at the end of Low House Lane, being the last property with no passing traffic, ideal tranquil position.

Stunning house which can only be fully appreciated by internal and external inspection to fully absorb the rural views, and well-planned accommodation.

Located on the edge of Cowan Bridge Village approximately 1 mile, which has a local shop and village hall, but a full range of facilities are available in Kirkby Lonsdale 4 miles or Ingleton 5 miles.

### **ACCOMMODATION COMPRISES:**

#### **Ground Floor:**

Entrance Porch, Central Hallway, Lounge, Kitchen, Rear Hallway, Utility Room, WC, Bedroom 1, Bedroom 2/Dining Room, House Bathroom.

#### **First Floor:**

3<sup>rd</sup> Bedroom, WC.

#### **Outside:**

Parking Area for several vehicles, Garage/Workshop, Well Maintained Gardens, Patio, Pond.

### **ACCOMMODATION:**

#### **GROUND FLOOR:**

##### **Entrance Porch:**

3'3" x 5'2" (0.99 x 1.57)

Part glazed external entrance door, glazed inner door, tiled floor, radiator, boarded ceiling.

##### **Lounge:**

18'4" x 15'0" (5.59 x 4.57) (including the bay)

Large room, upvc double glazed windows, double glazed upvc double doors with access to the garden, high ceiling, open fire grate within wood fire surround, with Dunsley back boiler, cast iron inset/tiled, tiled hearth, plate rack, radiator, coved ceiling.





### **Kitchen:**

15'0" x 12'7" (4.57 x 3.83)

Extensive range of modern kitchen base units with complementary worksurfaces, wall units, stainless steel 1½ bowl sink with mixer taps, cooker point, extraction fan over, cupboard housing LPG boiler, pantry with shelving, upvc double glazed windows, radiator, gas flame effect fire and marble hearth.



### **Pantry:**

7'7" x 3'7" (2.31 x 1.09)

Shelved, upvc double glazed window.



### **Rear Entrance Hall:**

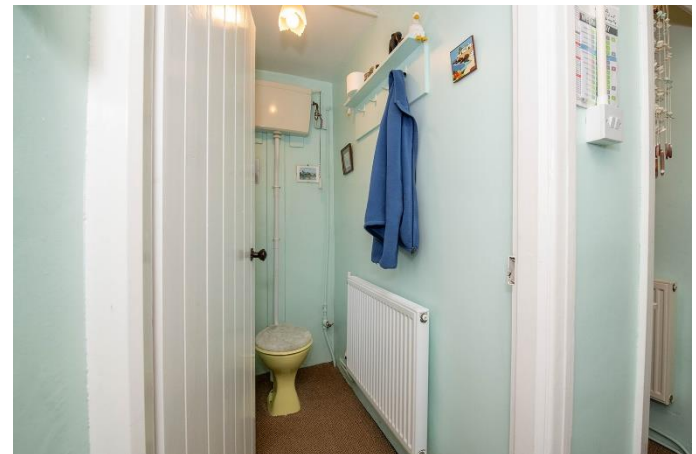
3'9" x 7'3" (1.14 x 2.21)

Glazed rear external entrance door.

### **Utility Room:**

6'1" x 3'10" (1.85 x 1.16)

Upvc double glazed window, radiator.



### **WC Off:**

5'8" x 3'0" (1.72 x 0.91)

WC with high cistern, radiator, upvc double glazed window.

### **Bedroom 1: (Front)**

15'0" x 13'6" (4.57 x 4.11) (to bay) to face of wardrobes.

Large double bedroom, upvc double glazed window, radiator, covered ceiling, range of deep built in wardrobes with dressing area/lights, radiator.





### **Bedroom 2/Dining Room: (Rear)**

11'10" x 12'0" (3.60 x 3.65)

Upvc double glazed window and views, coved ceiling, radiator, high ceiling.



### **House Bathroom:**

8'0" x 6'9" (2.43 x 2.05)

3-piece bathroom suite comprising corner bath with shower over off the system, low flush WC, pedestal wash hand basin, heated towel rail, tiled walls, large upvc double glazed window, boarded ceiling, loft access, recessed spotlights.

### **Hallway:**

5'2" x 17'1" (1.57 x 5.20)

Spacious central hallway with access to the principal rooms, staircase to the first floor, radiator.



### **FIRST FLOOR:**

#### **Bedroom 3:**

10'10" x 15'0" (3.30 x 4.57)

Velux rooflight, superb view, eaves storage, access to loft space.



### **WC:**

Off the bedroom with WC and pedestal wash hand basin.

### **Loft Space: (off staircase)**

With cylinder cupboard.



**OUTSIDE:**

Large, landscaped gardens around the property, comprising access off Low House Lane to gated forecourt with parking for several vehicles.

**Detached Garage/Workshop:**

28'1" x 15'0" (8.56 x 4.57)

With power and light.



Superb garden areas, laid to shaped lawns, flower beds, ornamental pond, mature shrubs, trees, and hedges. Large patio/sitting area to the side with views, modern greenhouse.



**Shed:**

17'2" x 11'8" (5.23 x 3.55)

With two doors, power, and light.

Fore gardens, paved with shrubs, rear garden with paved area, side access, plus gas tanks.



**Directions:**

Come off the A65 at Cowan Bridge, opposite Hipping Hall onto Low House Lane. Proceed along Low House Lane for approximately 1½ miles to the very end. Laithrigg is the last house on the left-hand side. There is a for sale board next to the A65 and at the property.

**Tenure:**

Freehold with vacant possession on completion.

**Services:**

Mains water, electric, septic tank drainage, Calor gas.

**Viewing:**

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

**Purchase Procedure:**

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

**Marketing:**

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

**N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.**

**N.B.** No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

**N.B.** Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

**N.B.** Parquet flooring is laid at ground floor level but is currently covered with carpets.

**Local Authority:**

Lancaster City Council  
PO Box 4  
Town Hall  
Lancaster  
LA1 1QR

Council Tax Band 'E'

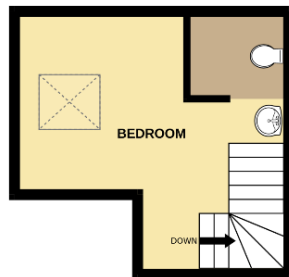
Laithrigg Cowan Bridge CARNFORTH LA6 2JL		Energy rating <b>F</b>
Valid until <b>17 April 2034</b>	Certificate number <b>9695-3037-8204-0614-1200</b>	
<b>Property type</b>	Detached house	
<b>Total floor area</b>	125 square metres	



GROUND FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
181 sq.ft. (16.8 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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