



## Cowan Bridge

£242,500

### Marys Cottage, Cowan Bridge, Carnforth, LA6 2HS

Marys Cottage presents a stone faced, three bedroom semi detached home within the village of Cowan Bridge, being close to local amenities and transport links whilst still enjoying the surrounding countryside views.

Briefly comprising an entrance porch/utility, generous kitchen/diner and living room, the accommodation is spread over three floors with three bedrooms, a four piece family bathroom, as well as a cellar to the lower ground floor. Boasting an array of period features with beams, lintels and exposed stone throughout, this home is now ready for a new purchaser to make their own, to suit their own tastes and requirements.

Cowan Bridge itself is a picturesque village located in the heart of Lancashire. The village boasts a local shop and a village hall, ensuring convenience and a strong sense of community, also benefitting from numerous walks on your doorstep. Nearby towns such as Kirkby Lonsdale, Settle and Kendal provide additional amenities, including supermarkets, shops, schools and leisure facilities.



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Ultrafast  
Broadband\*



Off Road  
Parking

### Quick Overview

Stone Faced Semi Detached Home

Three Bedrooms & One Bathroom

Kitchen Diner & Living Room

Central Village Location

Traditional Features Throughout

Off Road Parking

Handy Outbuilding for Storage

Patio & Decked Areas for Outdoor Seating

Close to Local Amenities

Ultrafast Broadband Available

Property Reference: KL3564



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Rear Yard

## Property Overview

On entrance to the property, you are firstly lead into the porch with ample space for kicking of muddy boots and hanging coats. Currently used as a utility, there is space and plumbing for a washing machine and fridge/freezer.

Adjoining the utility is the family kitchen/dining room; a generous space with feature open fireplace with stone surround and large wood burning stove, ideal for those cooler months with space for a dining table and access into the cellar, along with stairs to the first floor. The kitchen itself comprises wall and base units with a complementary work top, tiled splashback and a one and a half stainless steel sink with drainer. Integrated appliances include a dishwasher, and a Bosch oven.

Follow into the living room, enjoying a window to the front aspect and door leading to the front garden area. Boasting an exposed stone open fireplace with log burning stove and mantle, this is a cosy space to enjoy quality time with the family, now ready for a new purchaser to put their own stamp on it.

Follow the stairs to the first floor landing where you will find two bedrooms and the family bathroom, and a handy storage cupboard. Bedroom two is a double room to the front aspect with two large integrated wardrobes and ample space for additional furniture to suit, whilst bedroom three is a smaller double room with a built in cupboard and window to the rear. The family bathroom comprises a four piece suite comprising a bath with hand held shower attachment, corner shower, pedestal sink and W.C. with part tiled walls.

Stairs also lead to the second floor where you are lead into the converted eaves space, currently a main bedroom with great potential as a home office or additional storage space with vaulted ceiling and a feature exposed stone wall, completed with Velux windows.

Outside, the property is bordered with a stone wall, with a patio area to the rear with space for seating and a log store. A stone built outbuilding provides great additional storage space with light and power.

## Accommodation (with approximate dimensions)

### Ground Floor

#### Entrance/Utility

**Kitchen/Dining Room** 16' 11" x 15' 5" (5.16m x 4.7m)

**Living Room** 15' 0" x 11' 9" (4.57m x 3.58m)

## Lower Ground Floor

Cellar 16' 0" x 15' 8" (4.88m x 4.78m)

## First Floor

Bedroom Two 15' 11" x 10' 2" (4.85m x 3.1m)

Bedroom Three 13' 7" x 7' 11" (4.14m x 2.41m)

## Second Floor

Bedroom One 15' 4" x 15' 0" (4.67m x 4.57m)

## Services

Mains water and electric.

## Council Tax

Lancaster City Council. Band C.

## Tenure

Freehold. Vacant possession upon completion.

## 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.

**What3Words Location** ///pixies.shallower.surface

## Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

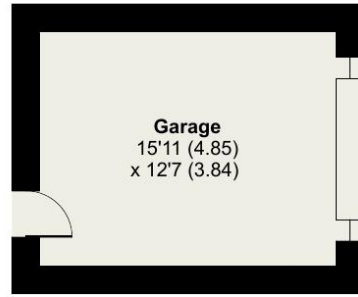
# Cowan Bridge, Carnforth, LA6

Approximate Area = 1595 sq ft / 148.1 sq m

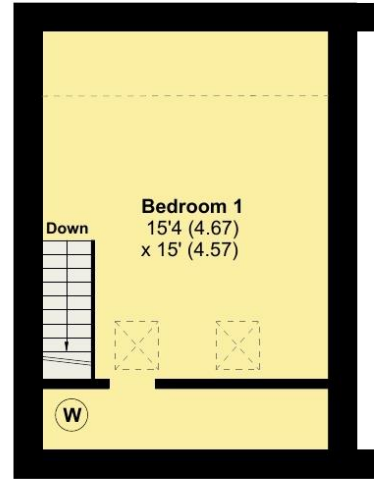
Garage = 203 sq ft / 18.8 sq m

Total = 1798 sq ft / 166.9 sq m

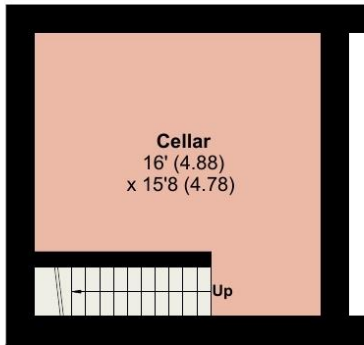
For identification only - Not to scale



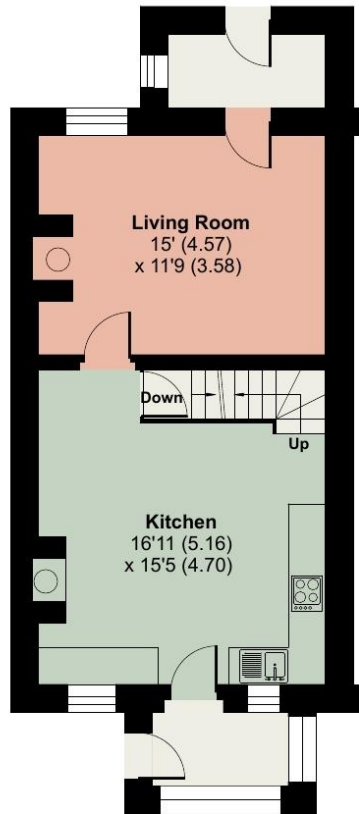
**GARAGE**



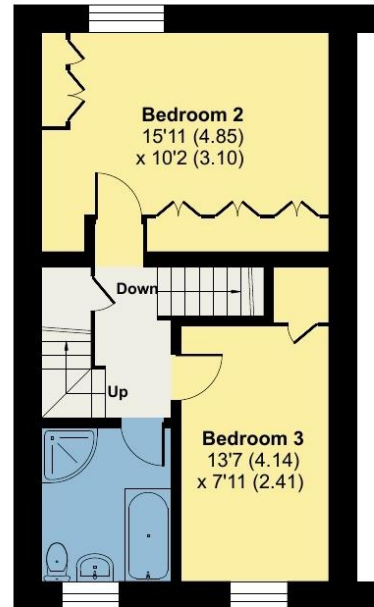
**SECOND FLOOR**



**CELLAR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1188801

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