

THE GREEN

£1,200,000

Tatham, Forest of Bowland AONB, LA2 8PJ

In a quiet, rural hamlet setting, an impressive and well-appointed Grade II listed house with an attached cottage enjoying splendid far reaching country views.

Perfect for a move to the country with dependant family or where you'd like to derive an income from home with a holiday or long term let. With original character features the accommodation is well proportioned and attractively presented and use remains flexible as there is a connecting door. For those also interested in working from home there is a detached office suite. Outside there's bags of parking as well as a triple garage and extensive gardens, all in all, c. 1.01 acres (0.41 hectares).

Make change happen - a wonderful lifestyle package and opportunity for a life in the country.





Welcome to **THE GREEN**

£1,200,000

Tatham, Forest of Bowland AONB, LA2 8PJ

Here's our **TOP TEN REASONS TO LOVE The Green:**

- 1. A welcoming and well maintained period country home** - an impressive and exceptionally well-appointed property, comprehensively updated with contemporary bath/shower fittings which sit alongside original character features such as beamed ceilings, oak window and door lintels and stone fireplaces.
- 2. Flexible and adaptable** - originally a farmhouse and attached barns converted into residential accommodation, the Grade II Listed property is suitable for occupation as one or two properties, ideal for multi generational living, dependent family members or as a holiday or permanent lets.
- 3. It's really rather roomy** - with a gross internal area of c. 4677 sq ft (434 sq m).
- 4. The main house**, known as The Green offers three receptions rooms and a library/study, a spacious principal bedroom with en suite shower-room, four further bedrooms (three doubles and a single), a house bathroom and separate shower room.
- 5. The heart of the home** is the impressive and well-appointed living kitchen with windows and French doors along the back of the house, offering great views across the garden and access onto the flagged seating terrace. Backing up the kitchen is a practical and smartly fitted utility room.
- 6. The attached cottage**, Brenig (shaded green on the floor plan), with all the accommodation on the ground floor making it especially suitable for use as a grandparents' wing, has a sitting room with an attractive corner picture window and fitted seat (lovely views over the garden from here!), a stylish and well equipped dining kitchen, three bedrooms (two doubles and a single), a shower room and separate cloakroom.
- 7. Working from home?** There is stone built detached office suite with two rooms and a cloakroom, ideal if you want to work from home and have visitors calling but want the independence of not trailing through the house. Offices, workshops or studio, it's adaptable.
- 8. Garaging and parking** - there is a triple garage with outside loo, a second utility room with a sink and plumbing for a washing machine, an attached covered bin/log store and excellent parking provision - plenty of space for visiting family and friends.
- 9. Good sized gardens** with a lovely flagged terrace leading out from both kitchens it's ideal for al fresco dining; there's a large level lawn, perfect for a marquee or the more everyday family football match! In all, c. 1.01 acres (0.41 hectares).
- 10. Location, location, location** - the property is situated in a quiet rural setting surrounded beautifully undulating countryside and enjoying splendid far reaching views.







Escape to the country

Surrounded by picturesque countryside and rolling hills, Tatham is part of the scattered community of Tatham Fells, which forms the upland part of the Tatham parish within the scenically renowned Forest of Bowland (AONB).

Whilst embracing country life it's reassuring to know that you are not far from local facilities - whether it's to post a parcel, buy a pint of milk or take part in community events. The nearest villages are:

Lowgill (2.6 miles) with a primary school, church and The Old School Village Hall.

High Bentham (2.9 miles) a busy working town with two small supermarkets (Co-op and Spar), a post office/florists/greengrocer, a range of other shops and pubs and the Town Hall with regular events. Here you'll also find local doctors at Bentham Medical Practice.

Wray (2.9 miles) with an annual renowned Scarecrow Festival, post office/shop, tea room/garden centre and a popular pub.

Hornby (4.3 miles) with a swimming pool, an active Institute, post office/tea room, a well known butchers shop, general store and hairdressers.

11.6 miles away is the gem in the Lune Valley's crown, the attractive market town of **Kirkby Lonsdale** - voted within the Top 10 places to live in the northwest by The Sunday Times for three years in a row, there's a good range of local amenities and the well-regarded Queen Elizabeth School.

The Georgian city of **Lancaster** (12.6 miles) offers a comprehensive selection of facilities including Lancaster University, the University of Cumbria, Lancaster & Morecambe College and the Royal Lancaster Infirmary. Lancaster is also home to the girls' and boys' grammar schools.

If you love the outdoors Tatham is also close to the National Parks of the **Yorkshire Dales** and **Lake District** and so perfect for those who enjoy walking or rambling, riding, running or cycling, climbing or potholing Welcome to your playground!

Surprisingly easy to reach...

Travel by road - access to the A65 is 5.6 miles with J34 of the M6 10.2 miles distant.

Travel by rail - Bentham railway station is convenient for daily commuting on the Lancaster to Leeds line. There is also a station at Wennington (2.7 miles). The nearest station on the west coast railway line is at Lancaster. From here there's a direct train to London Euston (2.5 hours) and Glasgow and Edinburgh (2 hours).

Travel by air - Leeds Bradford Airport 48 miles, Manchester Airport 77.6 miles (with a frequent direct train from Lancaster) and Liverpool Airport 78.5 miles.

To find the property ...

Mewith Lane can be approached from a variety of different directions which makes it very accessible, although on first discovery the series of small lanes could be confusing. This is the easiest way, once you've got the hang of it, we can show you half a dozen more!

From Wennington turn up Old Moor Road by the train station and continue to the 'T' junction. Turn tight and then left onto Fairheath Lane (it's got a nameplate and is signposted Lowgills/Tatham Fells) then turn first left onto Mewith Lane (this is signposted). The Green is the fourth property on the left.

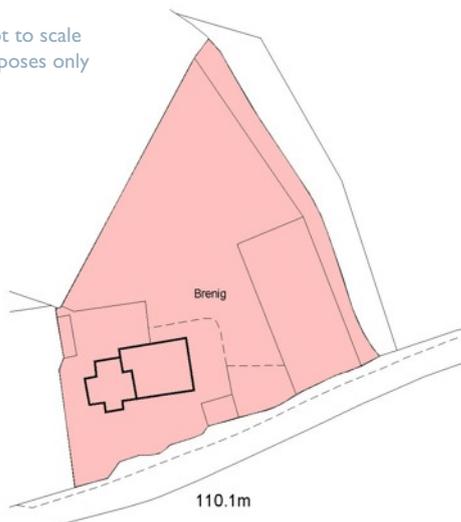
Services and specification

- Mains electricity and water
- LPG central heating with two central heating boilers.
- In The Green there are wood burning stoves in the drawing and dining room, a gas fire in the sitting room and an electric stove in the library. In Brenig there is an electric stove.
- Private drainage to a single septic tank located in the field to the front.
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk. This is fabulous news if you are looking to work from home and has made such a difference locally over the last year and equally so before then for all those looking to work some or all of the time from home and strike their perfect work/life balance
- Double glazed windows in wooden frames
- Oak internal doors
- At the push of a button - 'in and out' remote controlled electric gates. Electric doors on door of the three garages.





Boundary plan - not to scale
For illustrative purposes only



Useful information

Council tax

The Green is currently banded G for Council Tax purposes with Brenig banded E. Potential purchasers are advised to verify this information for themselves.

Local Authority

Lancaster City Council, Dalton Square, Lancaster LA1 1PJ

T: 01524 582000 www.lancaster.gov.uk

Please note

- All carpets, curtains, blinds, coordinating soft furnishings, curtain poles, light fittings and white goods are included in the sale
- Photos taken in 2016
- The property is Grade II Listed

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 their address. These can be provided in the following ways: by calling into the agent's 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 agent's offer procedure.



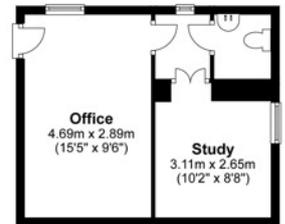
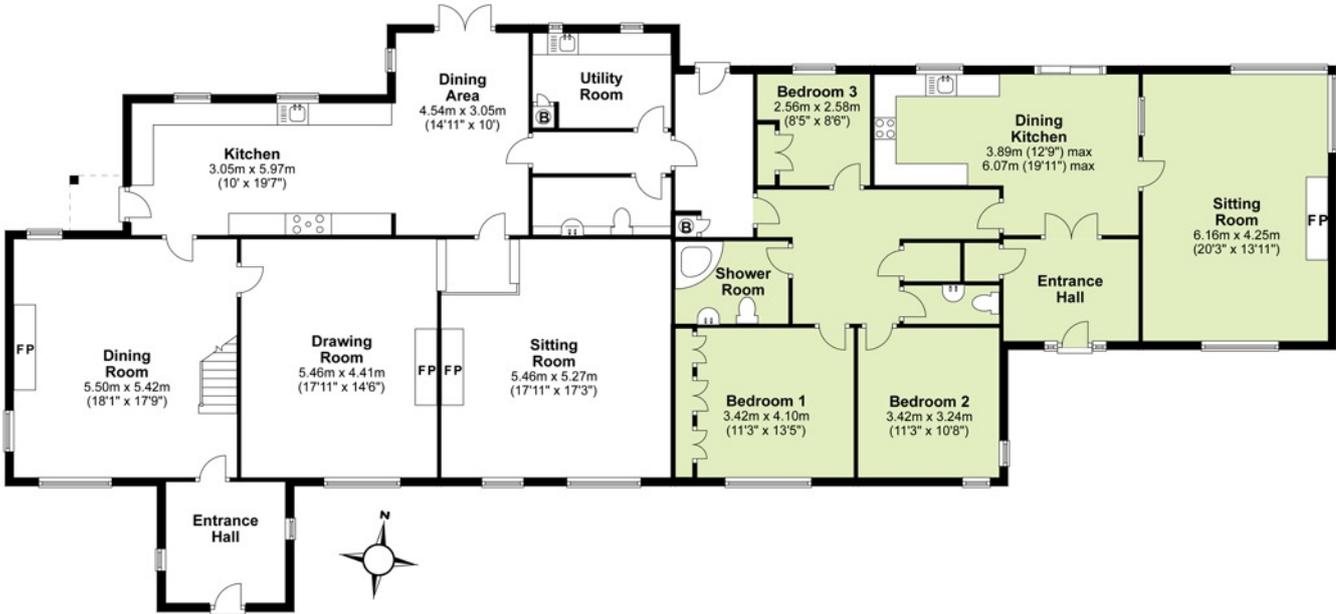
Lane House, Kendal Road
 Kirkby Lonsdale
 Carnforth
 Lancashire LA6 2HH

015242 74445
 sales@davis-bowring.co.uk
 www.davis-bowring.co.uk

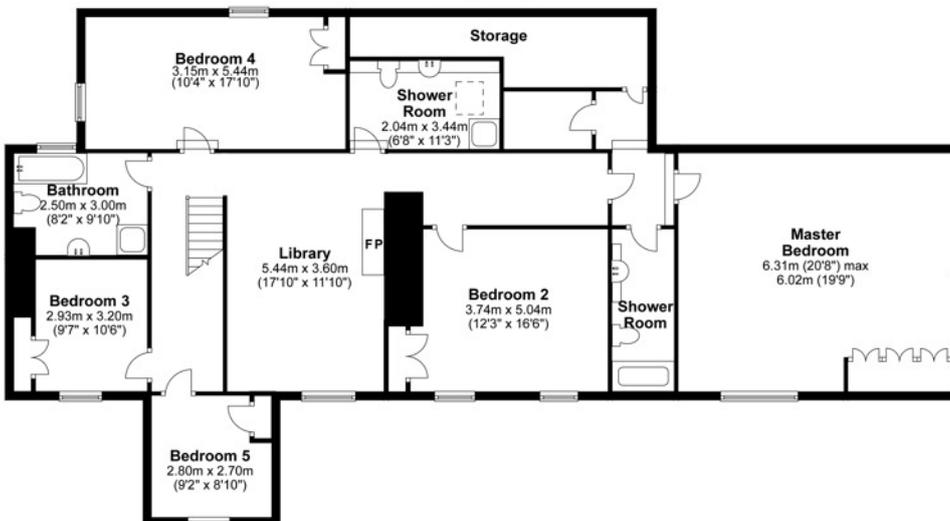
davis & bowring

estate agents

Ground Floor



First Floor



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.