

## THE LOFT, 27A HIGH STREET

£195,000

Burton-in-Lonsdale, LA6 3JU

**First floor living gives some great views across open countryside with the added bonus of a large, private rear garden.**

If you are looking for generous living space then consider this really rather roomy first floor apartment with three double bedrooms, slap bang in the middle of this popular and community focused Lune Valley village. The best of both worlds - sit and watch the world go by on the street side and then switch your gaze to the open country from the rooms at the back where you'll also find the generous back garden.

**When village life beckons, this property puts you right at the very heart.**





## Welcome to **THE LOFT, 27A HIGH STREET** **£195,000**

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Here are our TOP TEN REASONS TO LOVE The Loft, 27a High Street:

1. **The view** - large windows to the sitting room and kitchen will give you fabulous far-reaching views across open countryside to the Lakeland Fells to the north and Leck Fell to the east
2. **More room than your average terraced cottage** - with a gross internal area of c. 1240 sq ft (115.2 sq m) the rooms are all spacious and light. All rooms lead off a central landing so there is a good practical flow to the layout.
3. **Good sized entrance hall** with downstairs loo, handy for when you are in the garden!
4. **Character features add personality** we love the exposed stone work in the sitting room and boarded internal doors.
5. **Space for you, for children, for guests, for a study**...there are three good double bedrooms, two with fitted furniture.
6. **Keeping it green** - such a bonus for those with green fingers - at the back you'll find an enclosed paved area with a small shelter for covered seating, a really useful large wooden shed and a greenhouse so you can grow your own. A short flight of steps then lead down to a lawn garden with established planting.
7. **Parking** - on street parking is available to the front, but there is vehicular access down the drive to the rear so there is the potential to create a private parking space.
8. **Local facilities** - with a post office/community shop (just downstairs!), a church, an active village hall, public house and sports centre, Burton-in-Lonsdale is one of the most popular, well-served and readily accessible larger villages within the Lune Valley.
9. **Further afield** - Kirkby Lonsdale (6 miles), Settle (13.2 miles) and Lancaster (15.4 miles) are all handy. **It's the perfect base** for exploring the the glorious unspoiled countryside of the Dales and the Lakes, the Lune Valley and the AONBs of the Forest of Bowland and Arnsdale and Silverdale. Fresh air and fun in all directions!
10. **Easy to find** - from the south, exit J34 of the M6 and take the A683 towards Kirkby Lonsdale. After Melling and immediately after crossing Greta Bridge, turn right onto the A687 signposted Cantsfield/Burton-in-Lonsdale. On entering Burton in Lonsdale, you'll come across the shop on your left hand side. Park and walk to the right, behind the shop. Bear left and the entrance is at the rear, through a wooden gate.



## You'll need to know...

- Mains electricity, gas, drainage and metered water. Keeping you warm is gas central heating and making an attractive focal point is the sitting room's gas fire
- B4RN hyperfast broadband connection coming to Burton in Lonsdale soon - hurrah!
- Easy to clean and maintain, uPVC double glazed windows
- Carpets, curtains, blinds, curtain poles, light fittings, integral white goods and the wooden shed are all included in the sale. The greenhouse and some items of furniture are available by separate negotiation
- Banded C for Council Tax purposes. Prospective purchasers are advised to verify this information for themselves with Craven District Council
- The Loft is part freehold/part leasehold, the leasehold being 999 years from December 1st 2007. Further details from the agents

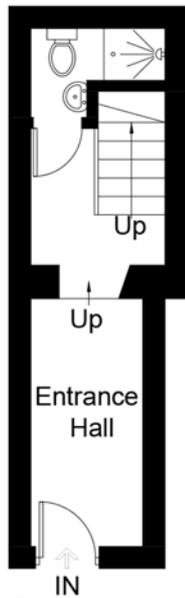
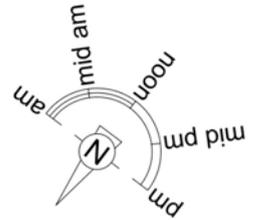
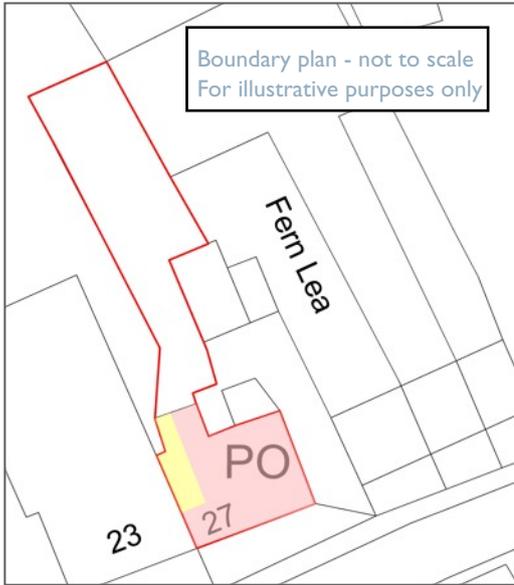
### Money Laundering

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.

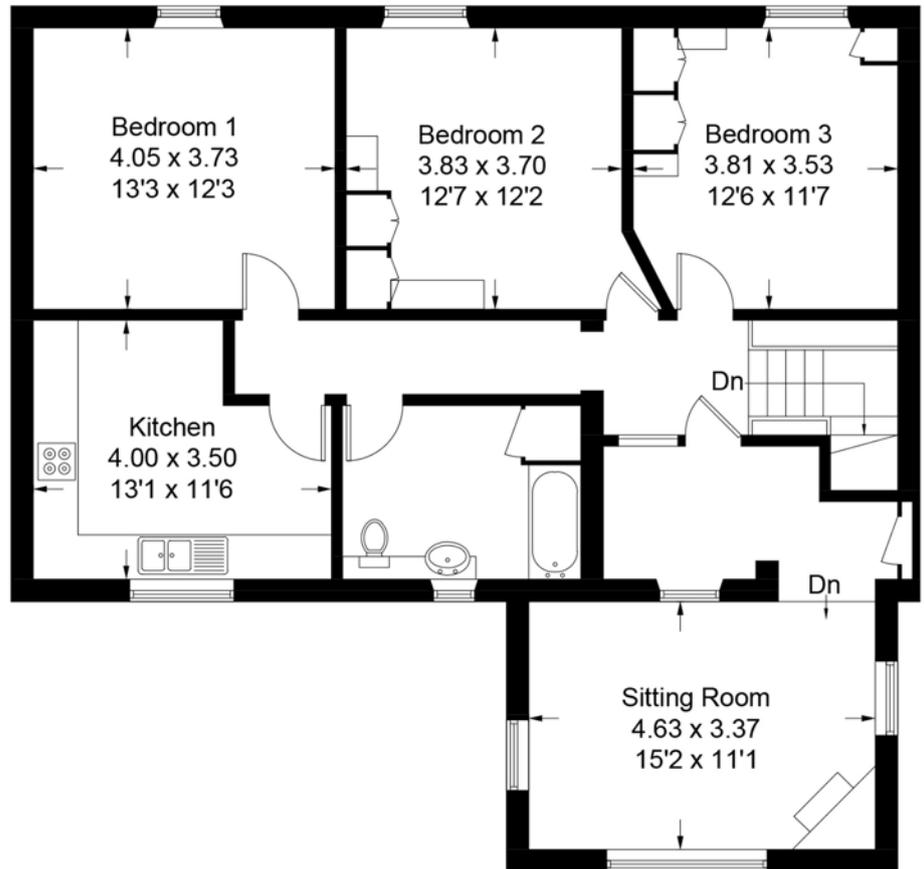


## The Loft, 27A High Street, Burton-in-Lonsdale, LA6 3JU

Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID763203)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		69	76
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

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