

CRAVENS BARN

£525,000

Wennington, LA2 8PA

Unexpectedly back on the market. Purchased earlier this year but due to unforeseen circumstances we are back with Cravens Barn.

The key selling points are the size - it's a generous 2935 sq ft with well proportioned rooms. Clean lines, no fussy beams and twiddly bits! There's a good sized garden of 0.22 acres and a lovely outlook across the road to the field bordering the river - all very leafy and green. More of a cosmetic project than structural so in other words, all the fun bits where you get to choose a new kitchen and bathrooms (all three of them!) It's an incredibly accessible central Lune Valley location - edge of village (where there's a railway station) and easy to get to the M6 and A65.

If you missed out the first time round, this is your opportunity!





Welcome to **CRAVENS BARN**

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Here's our **TOP TEN REASONS TO LOVE Cravens Barn:**

- 1. Converted in the mid 1980s the property is detached and spacious** - with an internal gross area of 2935 sq ft (272.7 sq m) including the garage, the accommodation is well-proportioned with a flexible layout. There is a good sized and light entrance hall, two reception rooms, a study, ideal if you work from home, a dining kitchen and utility room.
- 2. Potential** - there is scope to combine the kitchen and dining room into one large living kitchen, perfect for family life, entertaining friends or simply embracing the space. There are already doors out to the garden from here, it would make a great sociable room.
- 3. Looking for a project?** Purchased earlier in the year but a change in circumstance for the new owner has meant that Cravens Barn is unexpectedly back on the market sooner than planned. This is your chance...
- 4. Sweet dreams** - an open riser staircase leads to a gallery landing off which are four double bedrooms with three enjoying the view across open fields towards the River Wenning. Also on the first floor is a walk-in linen cupboard - the joy!
- 5. Bath and shower rooms** - there is a ground floor shower room (always good for guests, outdoor pursuits, gardening and dogs!) and to the first floor, an en suite bathroom as well as a house bathroom.
- 6. Garaging and parking** - there's plenty of space for parking along with a large integral garage with power, light and a cold water tap. There's definitely room for a workshop at one end or you may choose to convert part of it and incorporate into the house or create an annexe ... boomerang young adults, elderly relatives, Air BnB?(subject to consent).
- 7. Gardens on three sides** - in all, 0.22 acres (0.09 hectares) with good-sized lawn to the north made lighter by the recent removal of some trees; to the east there's a private walled garden with flagged seating terrace, lawns and planted beds - a lovely place for lunch or to relax and read a book with a drink.
- 8. A popular Lune Valley village** with excellent accessibility having a railway station and good links to the road network. The neighbouring villages of Melling (2.2 miles), Wray (2.5 miles) and High Bentham (3.4 miles) all have something to offer in terms of shops, post offices, primary schools, pubs, churches, doctors, a garden centre and tea shop. Include Hornby (4.1 miles) and you'll find more of the same as well as a community swimming pool.
- 9. Travelling further afield - by air**, the nearest airports are at Leeds Bradford 48.3 miles, Manchester 71.7 miles and also at Liverpool 78.3 miles. **By car**: access to the M6 is at J34 (10 miles) and onto the A65 (7.8 miles).
- 10. It's a great base** for exploring the Lakes and Dales and the AONBs of the Forest of Bowland and Amside and Silverdale AONB. Fresh air and fun, whichever direction you take and whatever your pleasure.

To find the property - from Wennington, take the road signed to Low Bentham. Pass Spout Lane on the left, and take the next left drive (the sign reads 'private drive'). Cravens Barn is the first on the left: continue over the cattlegrid onto the private drive.



Always good to know...

- Mains electricity, gas and water
- Drainage to a septic tank shared with neighbouring property Wennfield House and located in the field opposite
- Gas central heating with double glazed windows
- B4RN Broadband is connected - if you're not familiar with this excellent service offering hyperfast broadband and unlimited bandwidth please have a look at the website b4m.org.uk.
- Banded G for Council Tax purposes. Potential purchasers are advised to verify this information for themselves with Lancaster City Council www.lancaster.gov.uk
- Light fittings and integral white goods are included
- Access via a private road with assumed shared upkeep



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.



Cravens Barn, Wennington, LA2 8PA

Approximate Gross Internal Area (Including Garage)
272.7 sq m / 2935 sq ft

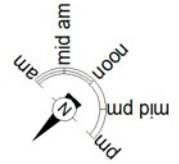
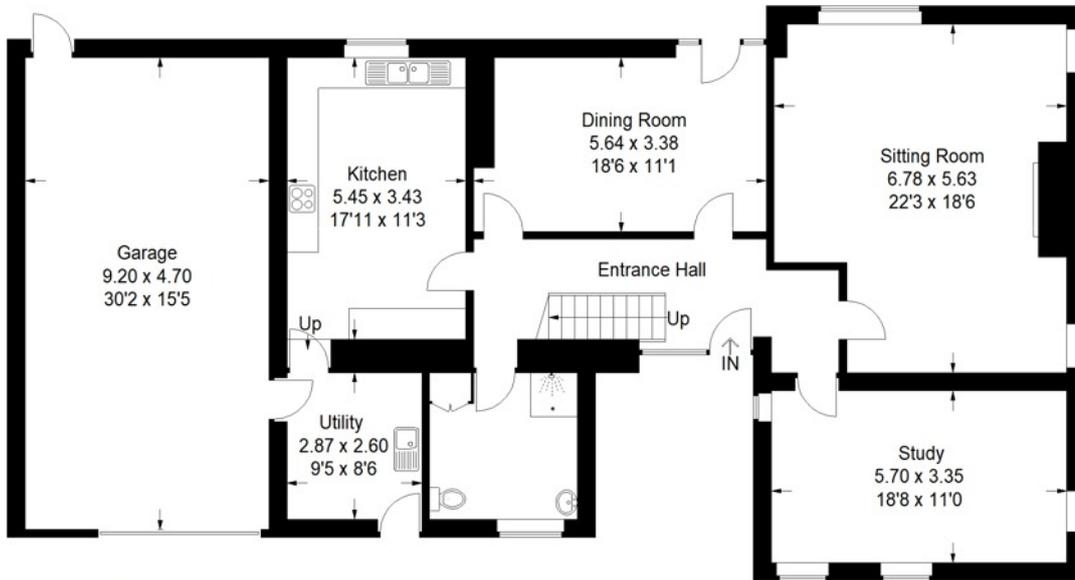
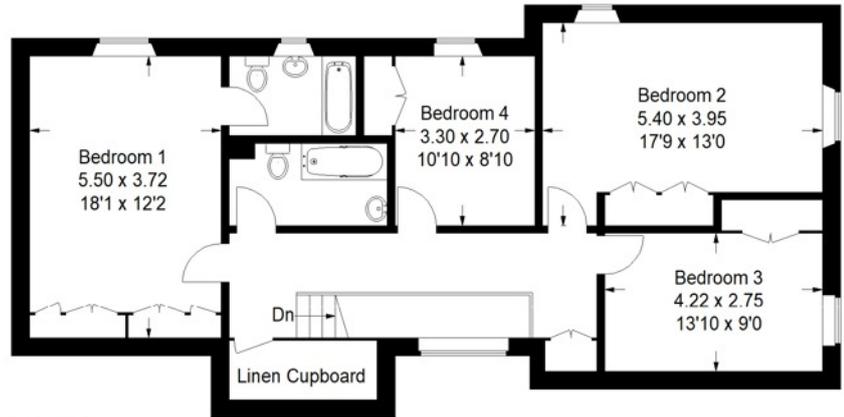
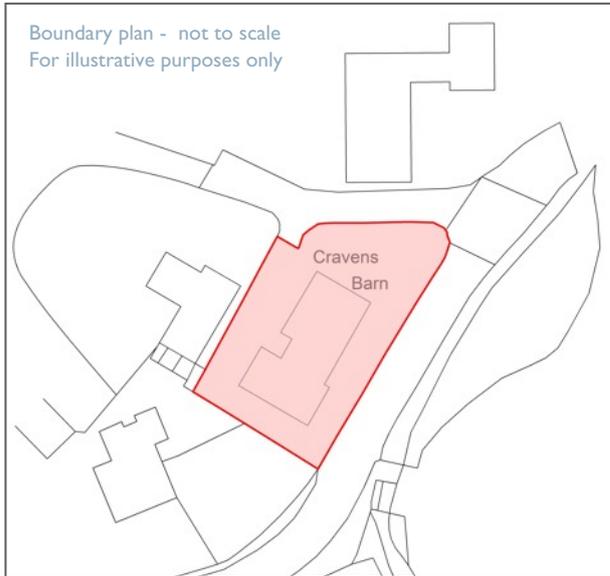


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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