

CROFT COTTAGE

£295,000

3 Ashleys Farm, High Tatham, Forest of Bowland, LA2 8PH

Cool, calm, collected and contemporary - a stylish and highly charismatic end terraced barn conversion enjoying lovely countryside views and sits within a small select farmstead conversion in the beautiful Forest of Bowland AONB.

Croft Cottage is a beautifully presented two bedroom cottage with a quiet and contemplative air of sophistication. There is a small foregarden, and to the rear, south facing tiered gardens have been landscaped to maximise use and minimise work. There is a wooden shed for storage and parking for two cars.

Easy to get to with a 'miles from anywhere' feel, this is an attractive proposition for a first or second home or as a holiday let.





Welcome to **CROFT COTTAGE**

£295,000

3, Ashleys, High Tatham, Forest of Bowland, LA2 8PH

Here's our TOP TEN REASONS TO LOVE Croft Cottage:

- 1. Charming, welcoming, stylish, immaculate and beautifully presented...** - need we say more?
- 2. Small and bijoux** - with a gross internal measurement c. 981 sq ft (91.1 sq m)
- 3. Sociable split level living space** - step into the entrance hall with a useful laundry/cloakroom and into the dining kitchen (check out the old pine door with striking stained and leaded glass panels!). The kitchen is fitted with base and wall units, marble worktops, Belfast sink with Quooker tap and AEG appliances. The dual aspect sitting room, with a painted beamed ceiling, is a lovely light room; a stable door opens onto the garden, perfect for the warmer months and cosy up with the woodburner in the colder weather.
- 4. ...and so to bed** - off the landing are two double bedrooms and a contemporary and stylish shower room. There is also a good-sized attic room, excellent for storage.
- 5. Low upkeep outdoor space** - the small walled foregarden to the front has a planted trough, ideal for a few herbs or planting to add a splash of colour throughout the year. To the rear, there is a private and enclosed south facing tiered garden with lovely views of open countryside - it's the perfect place to sit and relax. The garden has been landscaped to provide three separate seating areas, the planting is simple but extremely effective. There is also a works area with screened oil tank, wood shed and covered wood store.
- 6. Parking** - there are two parking spaces adjacent to the property.
- 7. Income stream** - the cottage would let well as it's in an ideal location for those visiting the area; this way you could use it yourself and then let it out to help pay the bills when you don't need it. Alternatively, it would also appeal to long term tenants.
- 8. On your doorstep** - Tatham Fells is a scattered community, which forms the upland part of the Tatham parish within the scenically renowned Forest of Bowland AONB. The nearest villages are Wray (Post Office/shop, tearoom, pub and a primary school) 2.2 miles away and High Bentham (a busy working town with an active high street) 2.9 miles.
- 9. Further afield** - the attractive market town of Kirkby Lonsdale (9.7 miles) also offers a good range of local amenities, with the city of Lancaster (12.4 miles) offering a more comprehensive selection. Wennington railway station is convenient for daily commuting (or a weekend shopping or theatre trip to Leeds) on the Camforth to Leeds line. The nearest station on the west coast railway line is at Lancaster.
- 10. Surrounded by picturesque countryside and rolling hills** - for those who love the great outdoors, the Forest of Bowland, the Lune Valley along with the Lake District and Yorkshire Dales National Parks provide a stunningly scenic adventure playground. You'll be spoilt for choice!

To find the property - from Low Bentham turn up by the Punch Bowl public house. Continue up the hill for approximately 1.1 miles and after passing the left hand turning onto Fairheath Lane, there is a large lay-by on the left. Turn right opposite the lay-by onto the track passing Upper Ashleys on your left and continue down following the track around to the left. Croft Cottage is the last property on your left. *what3words reference: diggers.tweeted.midfield*



You'll need to know

- Mains electricity and metered water, drainage to septic tank, shared with nine other properties
- Oil fired central heating and wood burner in the sitting room
- Double glazed uPVC windows, most of which are fitted with plantation shutters
- Broadband connection available through B4RN - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth, have a look at their website b4rn.org.uk
- Fired Earth floor tiles in the entrance hall and wall tiles in the shower room. Oak flooring to sitting room and dining kitchen
- Croft Cottage is currently banded C for Council Tax purposes. Potential purchasers are advised to verify this information for themselves
- Croft Cottage pays a 10th share for maintenance and upkeep of the drive from Mewith Lane. The driveway is owned by Far Corner Cottage
- Carpets, plantation shutters, light fittings, white goods are included in the sale. Items of furniture are available separately



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

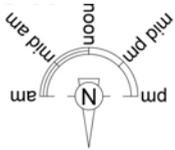
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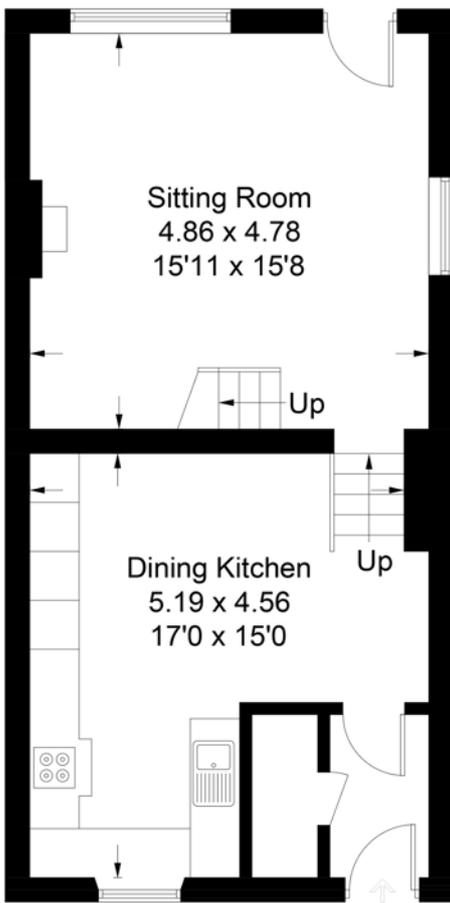
estate agents

Croft Cottage, Ashley Farm, High Tatham, LA2 8PH

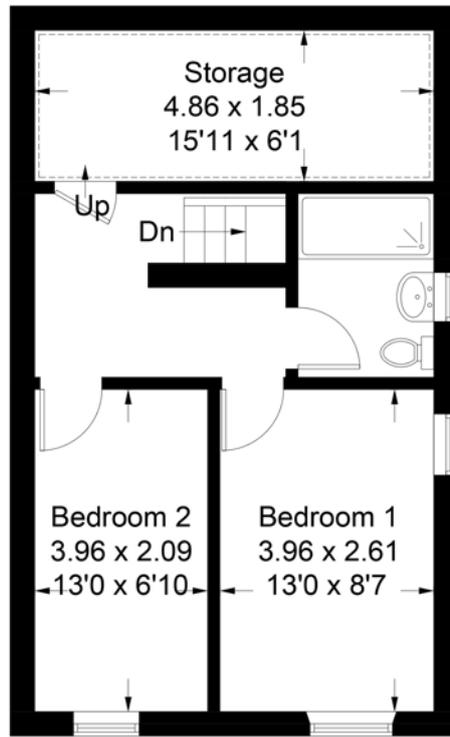
Approximate Gross Internal Area = 91.1 sq m / 981 sq ft



= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID537159)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			100
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			94
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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