

## GLEN COTTAGE

£220,000

Wray, LA2 8QB

**A very sweet 18th Century stone and slate cottage in an attractive setting on Main Street within this popular and picturesque Lune Valley village.**

This end terrace cottage, set over three floors has been successfully let out for decades, but it's now time for a change of owner and the opportunity for refurbishment and upgrading. With two bedrooms, an open plan sitting room and kitchen along with a large attic room. On street parking to the front and a yard with small outbuilding and planted garden area to the rear.

**Perfect as a holiday home, for first time buyers or those looking to downsize and enjoy village life.**





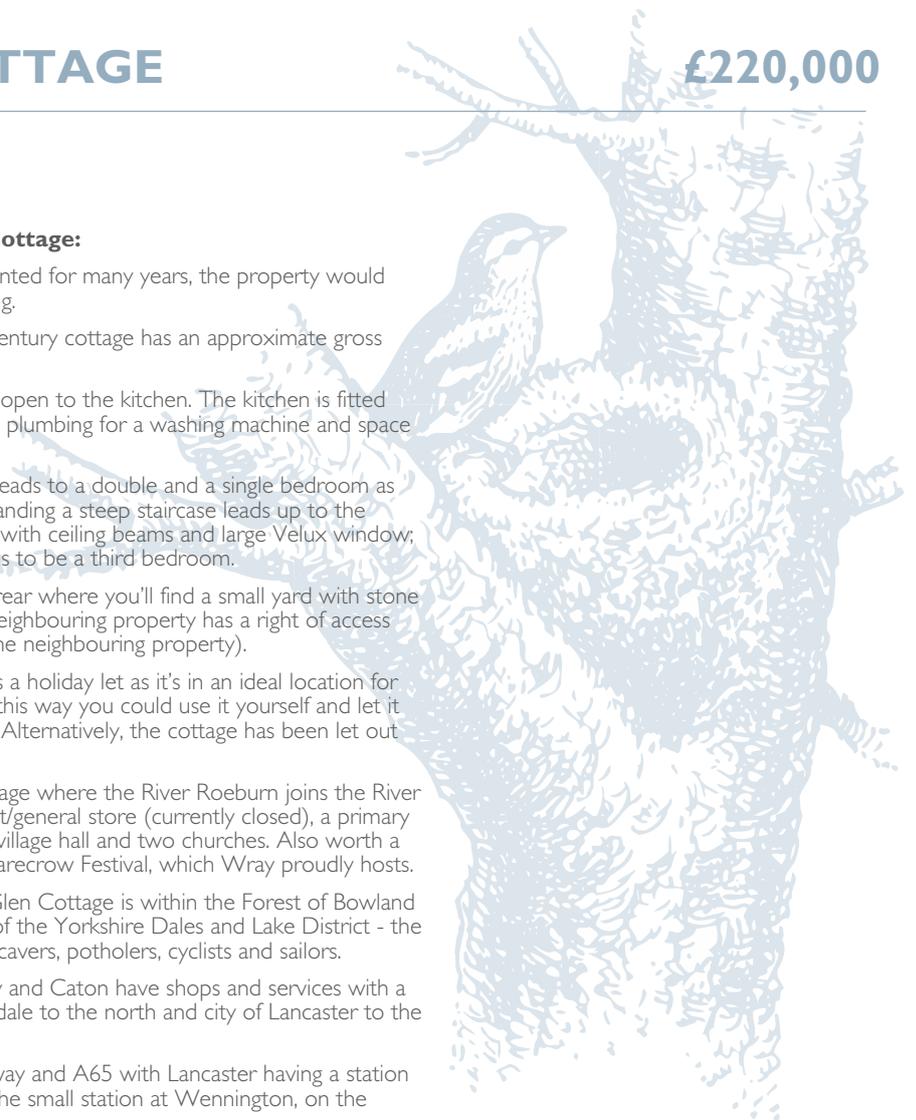
## Welcome to **GLEN COTTAGE**

**£220,000**

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### Here's our **TOP TEN** reasons to love Glen Cottage:

- 1. Ready for refurbishment** - having being tenanted for many years, the property would now benefit from upgrading and even remodelling.
- 2. Set over three floors**, this very sweet 18th Century cottage has an approximate gross internal area of 821 sq ft (76.3 sq m).
- 3. Open plan ground floor** - the sitting room is open to the kitchen. The kitchen is fitted with base and wall units, a gas hob, electric oven, plumbing for a washing machine and space for a fridge/freezer.
- 4. ... and so to bed** - a pine open riser staircase leads to a double and a single bedroom as well as a three piece bathroom. From the small landing a steep staircase leads up to the second floor attic room, being open to the apex with ceiling beams and large Velux window, this is unlikely to meet current building regulations to be a third bedroom.
- 5. Outside space** - there is shared access to the rear where you'll find a small yard with stone outbuilding and small planted garden area. The neighbouring property has a right of access across the yard (the stone steps also belong to the neighbouring property).
- 6. Income stream** - the cottage could be used as a holiday let as it's in an ideal location for walkers, climbers and cyclists visiting the area; in this way you could use it yourself and let it out to help pay the bills when you don't need it. Alternatively, the cottage has been let out for years on long term lets.
- 7. Familiar with Wray?** It's a small, attractive village where the River Roeburn joins the River Hindburn. The village has a post office/newsagent/general store (currently closed), a primary school, a tearoom and gift shop, a public house, village hall and two churches. Also worth a mention as a date for your diary is the annual Scarecrow Festival, which Wray proudly hosts.
- 8. For those who love the great outdoors**, Glen Cottage is within the Forest of Bowland and the Lune Valley, close to the national parks of the Yorkshire Dales and Lake District - the perfect natural playground for walkers, climbers, cavers, potholers, cyclists and sailors.
- 9. Close to home** - the nearby villages of Homby and Caton have shops and services with a greater range in the market town of Kirkby Lonsdale to the north and city of Lancaster to the south.
- 10. Further afield** - accessible for the M6 motorway and A65 with Lancaster having a station on the West Coast railway line. You'll also find the small station at Wennington, on the connecting branch line, exceptionally convenient.





## Always good to know

- Mains electricity, gas, drainage and water
- Electric storage heaters, immersion heater for hot water and open fire in the sitting room
- 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: [www.b4rn.org.uk](http://www.b4rn.org.uk)
- Wooden framed double glazed windows and external doors
- Sold as seen
- Glen Cottage is currently banded C for Council Tax purposes. Interested parties are asked to verify this information for themselves with Lancaster City Council.



**To find the property** - from the M6 exit at J34, proceed on the A683 towards and through Caton and Claughton and shortly after, turn right onto the B6480, signposted Wray and continue into the village. On entering the village, turn right onto Main Street and Glen Cottage can be found on the left hand side, before the river bridge.

/// *what3words reference: showrooms.huddle.counters*

### 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.



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## Glen Cottage, Main Street, Wray, LA2 8QB

Approximate Gross Internal Area = 76.3 sq m / 821 sq ft

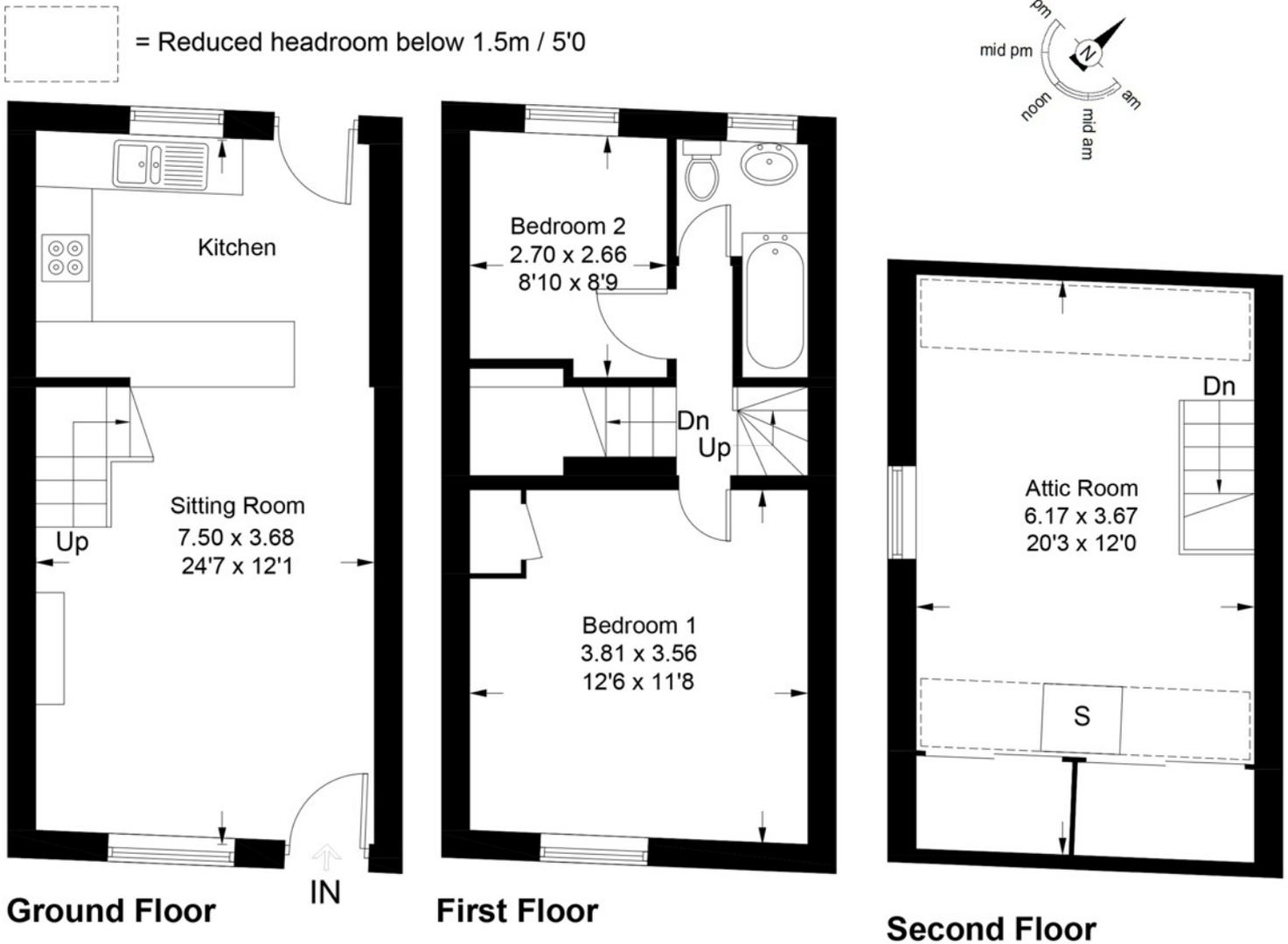
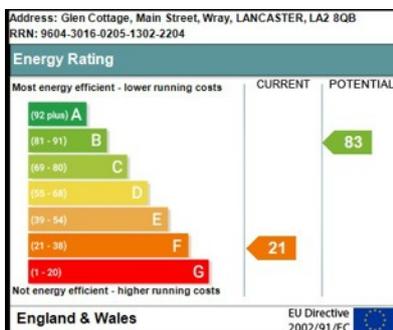


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID860378)



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