

OAK COTTAGE

OIEO £235,000

68 Main Street, Wray, LA2 8QG

A charming double fronted Grade II Listed stone and slate terrace cottage, dating back to the mid 18th century with large rear garden.

In the same family for over 55 years and bursting with character, offering well-proportioned accommodation and excellent scope to modernise. There are three reception rooms, a galley kitchen opening up to a garden room, laundry room, ground floor shower room and cellar. To the first floor are three double bedrooms and a house bathroom. A large attic also offers potential to upgrade. To the rear, a large south westerly facing cottage garden, c. 0.15 acres (0.06 hectares).

On offer is huge potential and great accessibility all within this sought after Lune Valley village.





Welcome to **OAK COTTAGE**

OIEO £235,000

68 Main Street, Wray, LA2 8QG

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

- 1. Considerable potential** - a well-loved home for over 55 years, the opportunity arises for new custodians to refurbish this delightful mid-18th century terraced cottage to suit their own needs.
- 2. Grade II Listed charm** with wonderful character features including panelled working shutters and reveals, window seats, mullion windows, (the sitting room window has decorative spindles), an attractive marble fireplace with decorative slips in the drawing room, wood fireplace with flagged hearth in the sitting room, wall panelling, a period fireplace in bedroom 1 along with four panelled doors and tongue and bead doors with Suffolk latches.
- 3. Embrace the space** - with an internal area of 2070 sq ft (192.3 sq m) including the cellar and attic room. There are three reception rooms, a galley kitchen with double doors opening to a garden room, an inner hall with access to the cellar, a laundry room and a three piece shower room. In the dining room, what looks like a cupboard door opens to a concealed staircase leading up to bedroom 3, however access has been blocked but the balustrade is still evident.
- 4. Sweet dreams** - off the landing there are three generous double bedrooms. There is also a four piece house bathroom.
- 5. Attic room** - an enclosed staircase leads to an attic room with Velux window, power and light - perfect for conversion to additional living/bedroom space (subject to consent).
- 6. Large cottage gardens**, c. 0.15 acres (0.06 hectares) to the rear. Currently a little overgrown, but those of you with green fingers will relish the space and potential of creating a sanctuary from the hustle and bustle of everyday life.
- 7. Parking** - there is on street parking to the front. There is also a dilapidated timber garage in the garden with a right of way through gated access across the neighbouring property, Walnut Cottage.
- 8. An attractive and popular village** where the River Roeburn joins the River Hindburn. The village has a newsagent/general store, a primary school, a tearoom and gift shop (with an outreach weekly Post Office), garden centre (Greenfoot), a public house (The George & Dragon), village hall and two churches. Also worth a mention as a date for your diary is the annual Scarecrow Festival, which Wray proudly hosts in May. **Close to home**, the nearby villages of Hornby and Caton have shops and services with a greater range in the Cumbrian market town of Kirkby Lonsdale to the north and the Georgian city of Lancaster to the south.
- 9. Surrounded by stunning countryside** - situated within the Forest of Bowland AONB (an Area of Outstanding National Beauty) 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.
- 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. Airports can be found at Leeds Bradford, Manchester and Liverpool.



You'll need to know...

- Mains electricity, drainage and metered water
- Electric storage heaters, open fire in the drawing room with immersion heater for hot water
- Wood framed (some with mullions) single glazed windows with double glazed door from dining room
- B4RN hyperfast broadband to the house but not currently connected
- Oak Cottage is currently banded E for Council Tax purposes with Lancaster City Council
- Carpets, curtains and blinds, curtain poles, light fittings and white goods are included in the sale
- There is a right of way (vehicular and pedestrian), to access the garden and garage at Oak Cottage across the neighbouring property, Walnut Cottage. Maintenance and upkeep costs are shared equally.

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 Oak Cottage is the second property on the right.

/// what3words reference: distorts.extra.grownup

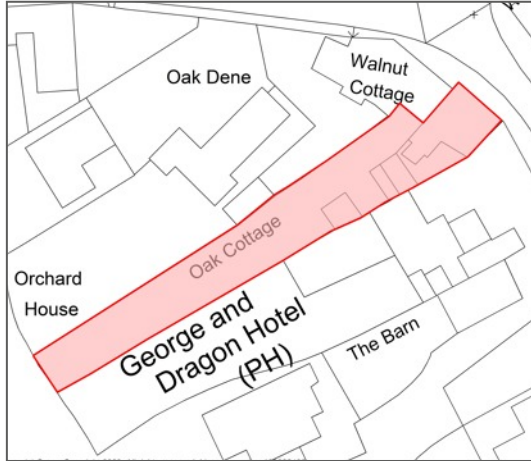
Money Laundering

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.

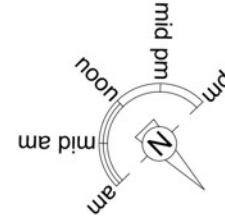


Oak Cottage, Wray, LA2 8QG

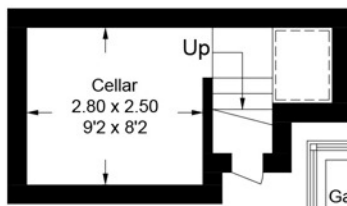
Approximate Gross Internal Area = 182.3 sq m / 1962 sq ft
 Cellar = 10.3 sq m / 111 sq ft
 Total = 192.3 sq m / 2070 sq ft



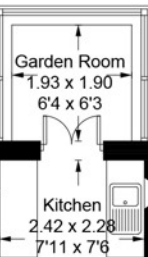
Boundary plan - not to scale
 For illustrative purposes only



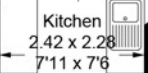
= Reduced headroom below 1.5m / 5'0"



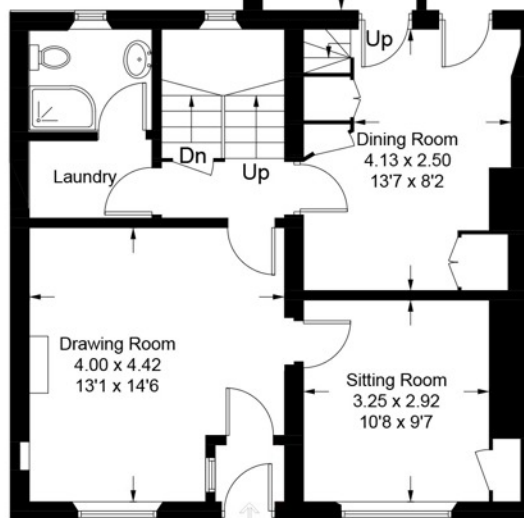
Cellar



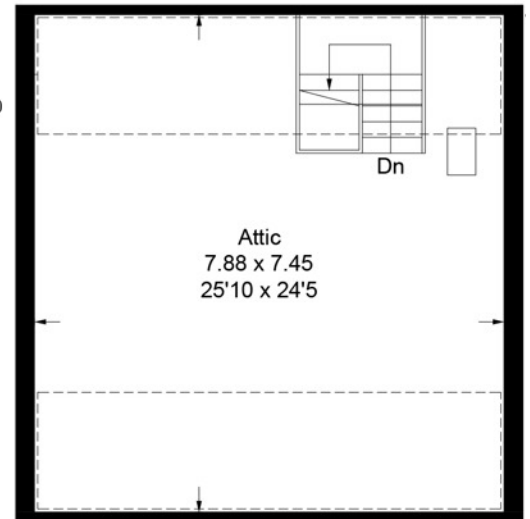
Garden Room



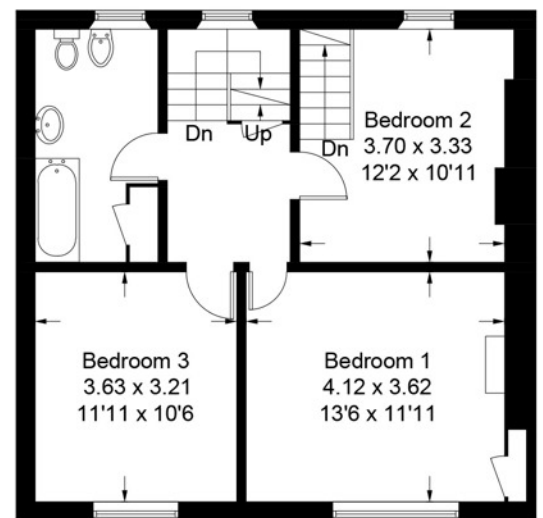
Kitchen



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID974089)

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.