

PS121

DRAFT

Station House Wennington, Nr Lancaster, LA2 8PB

Price: £350,000 Region

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office

A lovely semi-detached Grade II Listed early 18th century character stone cottage (*1731 date stone*) with the benefit of an attached former “1 up 1 down” old cottage/studio annex, a detached garage and a generous sized mature orchard garden area which may be suitable for development subject to necessary planning approval and consents being obtained by the purchaser.

The property is situated in an idyllic riverside location in the quaint small rural Hamlet of Wennington and although has undergone some limited improvements over recent years the property now ideally lends itself as a prime opportunity for a further programme of general improvement for the successful purchaser to potentially create an enviable family home of immense character.

“B4RN” Hyperfast Broadband Connected.

Kirkby Lonsdale 8 miles, Lancaster and M6 – 10 miles,
Kendal and The Lakes 16 miles approx.

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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Accommodation Comprising:

Ground Floor:

Entrance Vestibule:

5'2 x 4'2
(1.57m x 1.27m)

Feature exposed floor boards, cloaks rail, center light.

Lounge:

16'5 x 14'
(5.00m x 4.27m)

Feature stone built Inglenook fireplace housing multi-fuel stove, feature exposed floor boards, coved beams, 3 x windows including stone mullioned window with window seat, built in cupboards, wall lights, halogen down lights, radiator.

Dining Kitchen:

16' x 10'6
(4.88m x 3.20m)

Feature stone mullioned fireplace housing "Esse" oil fired oven range, fitted modern cupboards and units incorporating Belfast sink, ceramic hob with extractor hood, integrated dish washer and granite work tops with tiled splash backs. Tiled floor, shelved recess, 2 x windows, halogen down lighting, radiator.

Inner Hall:

6'9 x 4'9
(2.06m x 1.45m)

Tiled floor, center light, smoke alarm.

Pantry:

10'9 x 4'4
(3.28m x 1.32m)

Fitted shelves, built in cupboard housing electric meter, electric consumer unit, stone flag floor, 2 x center lights.

Garden Room:

8'7 x 7'8 min
(2.62m x 2.34m min)

Full length window with garden aspect, plant shelf, tiled floor, halogen spot light track, radiator.

Open Plan Vestibule:

3'9 x 4'4
(1.14m x 1.32m)

Oil fired boiler providing central heating and hot water, tiled floor. Outside door.

Vestibule:

4'9 x 4'1
(1.45m x 1.24m)

Stable style back door.

Access door to annex old cottage/studio:-

Attached Cottage/Studio

Ground Floor:

Living Kitchen:

12'10 x 12'3
(3.91m x 3.73m)

Feature stone fireplace housing pot belly stove, belfast sink, beamed ceiling, stone flag floor, plumbed for auto washer, center light.

Loft ladder style open stairs to:-

First Floor:

Bedroom/Studio:

12'10 x 12'4
(3.91m x 3.76m)

Feature high beamed ceiling, 2 x windows, fluorescent lighting.

Main Cottage First Floor:

L-Shaped Large Landing/Study Area:

16'3 x 12'4 max
(4.95m x 3.76m max)

3 x windows, covered beams, ceiling lighting, radiator, smoke alarm.

Bathroom:
6'11 x 6'6
(2.11m x 1.98m)

3 piece bath suite incorporating electric over bath curtained shower, tiled splash backs, halogen down lighting, heated towel ladder.

Bedroom 1:
16'1 x 10'5
(4.90m x 3.18m)

Dual aspect windows with low sill seats, built in linen cupboard, covered beam, center light, radiator.

Bedroom 2:
16'5 x 8'10
(5.00m x 2.69m)

Dual aspect windows (*one having low sill seat*), built in wardrobe, center light, radiator.

Outside:

Front:

Lawned garden frontage with gated central stone flagged path and low stone walled boundary.

Side:

Adjoining brick built WC.
Enclosed concreted yard area.

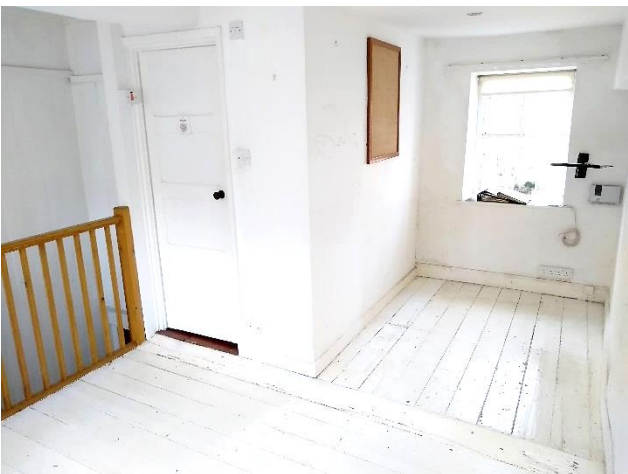
Generous orchard garden area incorporating greenhouse, shed, poly tunnel, vegetable plot, fruit bushes and hen pen.

Concrete prefabricated/asbestos roof **garage** 18' x 9' (5.49m x 2.74m) with up and over door, side personnel door and having light and power installed.

Rear:

Mainly graveled yard area incorporating paved patio and garden pizza oven; lean to wood store and fuel bunker.










- Services:** Mains water and electricity connected. Private septic tank drainage.
“B4RN” Hyperfast Broadband Connected.
- Tenure:** Freehold with vacant possession upon completion.
- Council Tax Band:** ‘D’ (*Verbal enquiry only*)
- Solicitors:** Oglethorpe, Sturton & Gillibrand Solicitors, 16 Castle Park, Lancaster, LA1 1YG. Tel: 01524 846 846.
- Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.
Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

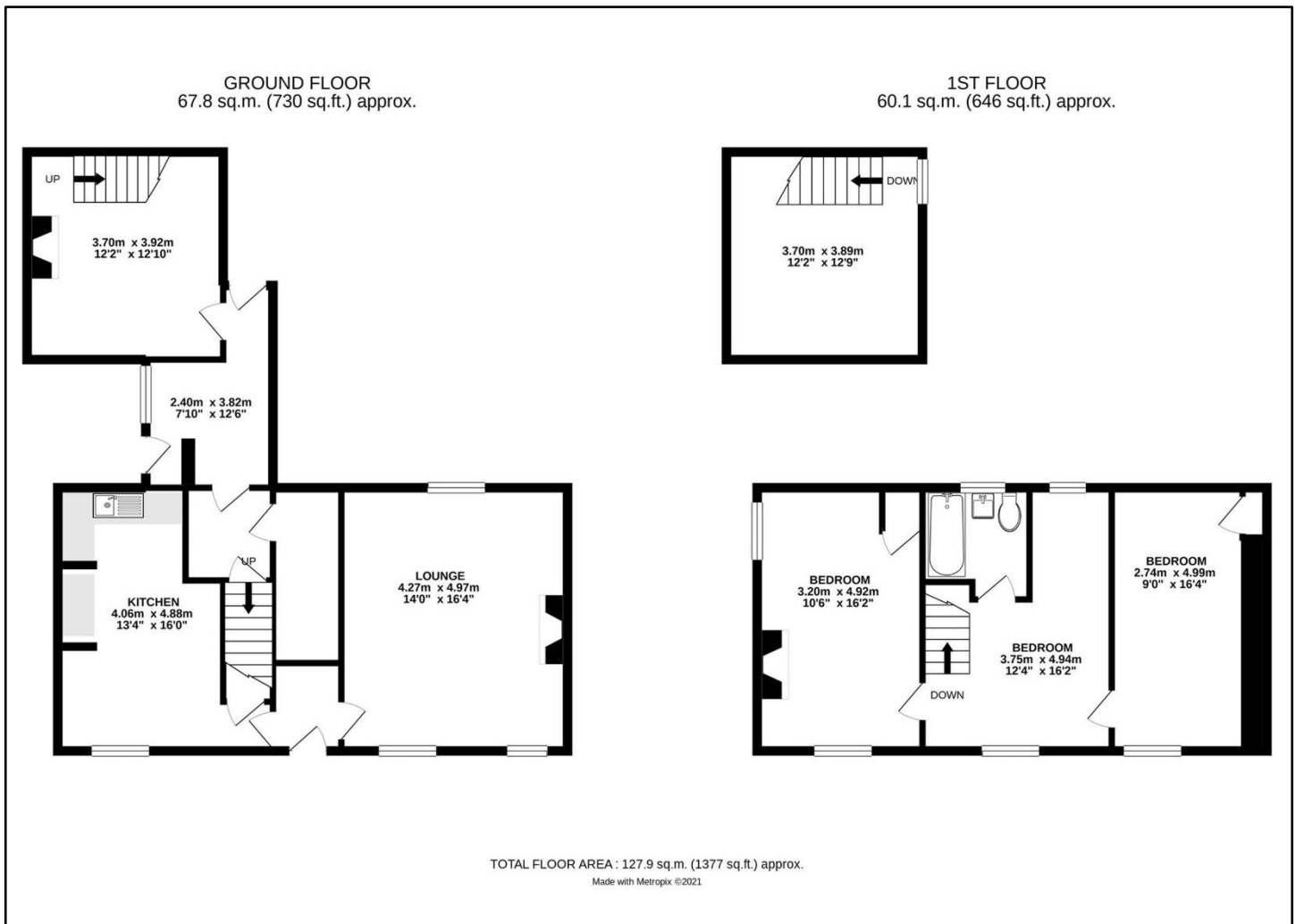
Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Energy Performance Certificate

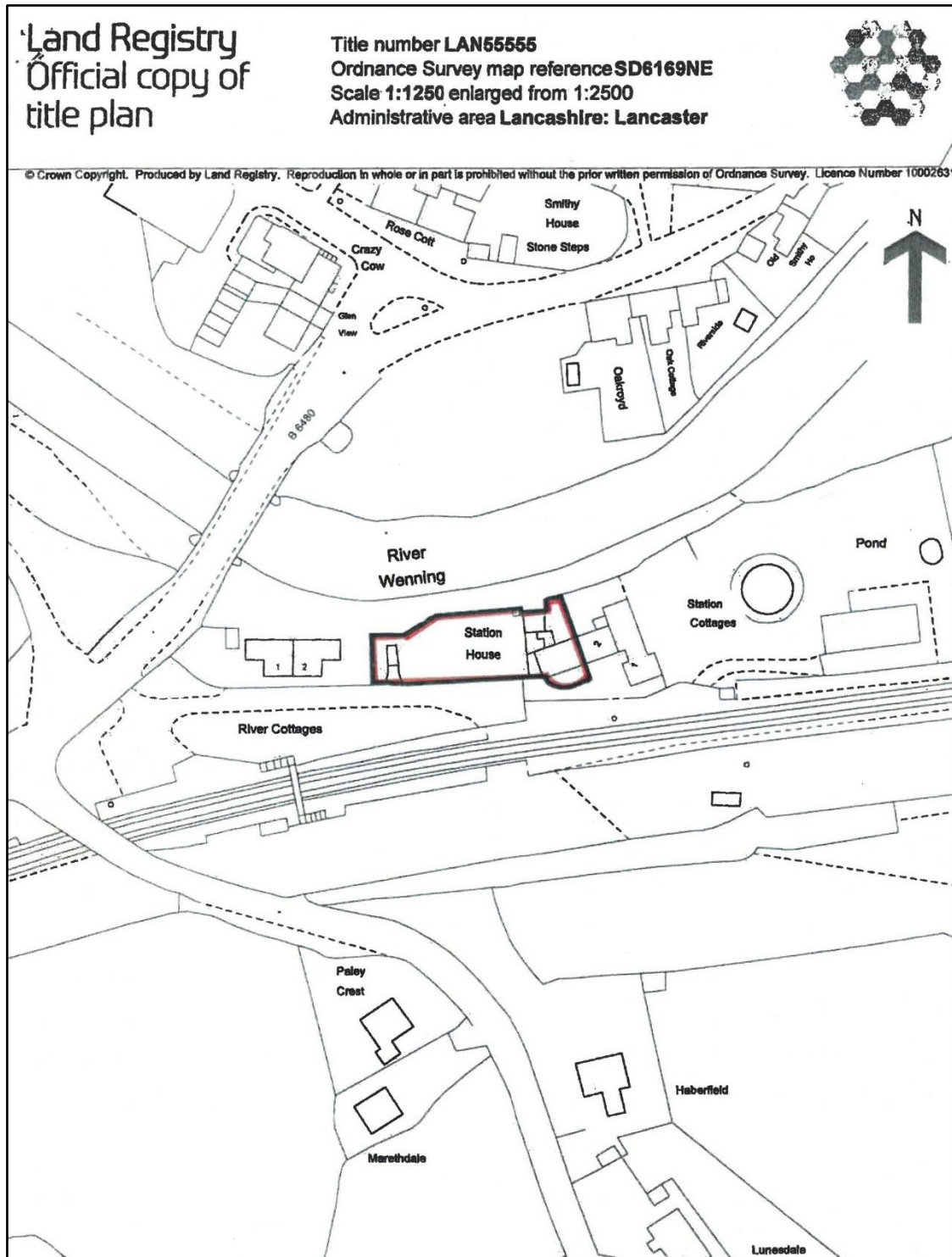
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

View full certificate [here](#)

Floor Plans



Copy Title / Boundary Plan



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