



Valley Cottage Fall Kirk

Gressingham, Lancaster, LA2 8LP

£1,300 Per Calendar Month (Holding Deposit May Apply)

Valley Cottage Fall Kirk

Gressingham, Lancaster

Valley Cottage is a picture perfect stone built detached home that is believed to date back to the 1700s. Located in the equally picturesque and highly sought after countryside village of Gressingham, this quaint cottage was the former blacksmiths and boasts a wealth of original features that give this property its unique charm. Having recently been fully modernised by the current landlords, Valley Cottage offers a unique opportunity to rent this high quality, fully furnished home comprising of two double bedrooms, family bathroom with his and her showers, utility room, modern kitchen with bi-fold doors, dining room and a separate living/snug area. Externally the lawn to the front extends around to the side where a raised decked area and patio overlooks the beck, creating a truly serene setting and sound.

Within a conservation area and listed Area of Outstanding Natural Beauty, the village of Gressingham offers the best of both worlds. Privacy, seclusion and rolling countryside are in abundance, yet this superb rural idyll is extremely well located for access to the local and wider area. Equidistant between Kirkby Lonsdale to the North and Lancaster to the South, Valley Cottage is approx. 6.5 miles from J35 of the M6 and only 8.5 miles to Lancaster with its superb array of high street and independent shops, two universities, hospital and many historical and cultural places of interest. In addition the Lancaster train station provides connectivity to London in 2.5 hours. There is an excellent selection of schooling available locally including the boys and girls Grammar Schools, QES in Kirkby Lonsdale and the independents Giggleswick and Sedbergh are both within easy reach.





Accommodation

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Hallway

As you enter the property a small hallway invites you in to the charm of Valley Cottage.

Lounge

15'0" x 12'5"

The entrance hall opens directly into the lounge, this has been carefully designed keeping as much of the original features as possible. Stained glass mosaic lighting and a log burning stove make for a lovely room to unwind in. Built In storage is plentiful as well as practical to house a TV and other items.

WC

A tastefully decorated cloakroom with toilet and hand Basin. Natural features of exposed stone are complimented with the addition of wooden panels. Wall tiled and Stone Floor.



Dining Room

Through into the dining room the cottage really opens up. Exposed beams, painted panel walls complement the natural stone floors. Superb views to the rear of the property start to be appreciated.

Kitchen

14'4" x 15'2"

The dining room leads you into the kitchen that blends traditional to a modern feel. A thoroughly light and bright room. Completed recently this modern extension to Valley Cottage really is the hub of the home. A SMEG Range is wrapped in a modern fitted units housing plenty of storage with an integrated fridge and dishwasher. Stunning freestanding island incorporating sink and storage units that also offers a small seating area to enjoy eating on the go in this lovely room. Additionally open up the two walls of Bi-Fold doors and bring the outside in! Surrounded by modern, easy to maintain composite decking allowing access to the tranquil beck that runs alongside.

Bathroom

6'0" x 11'2"

The bathroom at Valley Cottage is a masterpiece in form and function, housing a wonderful freestanding bath, Duo basin unit and double generous shower. Again the room is designed and decorated with stunning effect with wooden floors, tiled areas and crisp painted walls it really is a tranquil solace.

Utility

Conveniently positioned off the hallway is a handy utility style room, this houses the washing machine and boiler.

Bedroom 1

15'2" x 10'2"

Upstairs in the main bedroom you will be greeted by period features, an original fireplace is evident, as well as exposed stone and painted walls. The room has had a lovely pair of french doors and a Juliette balcony to enjoy with views of the gardens below.

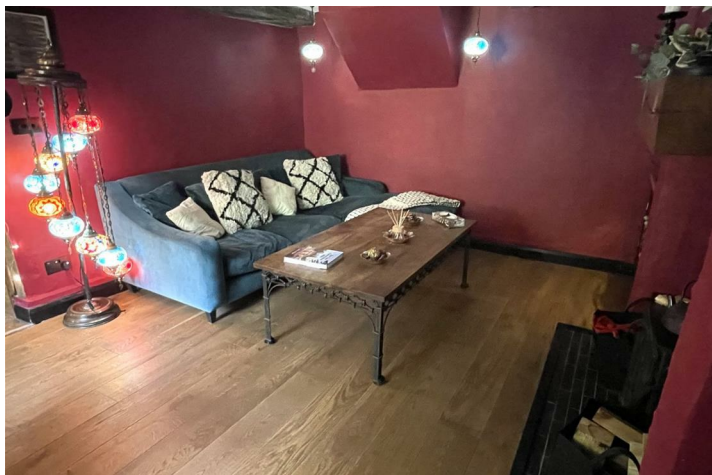
Bedroom 2

15'0" x 10'4"

The second bedroom is also of generous proportions, with a practical work/office area incorporated. Two windows allow the light to brighten up the space and the wonderfully designed feature is the original bay window that brings a feeling of the outside in.

Outside

If the inside of Valley Cottage didn't exude enough charm then spending a few hours in the gardens outside surely will. Mature gardens and trees allow a great degree of privacy. Social gatherings are essential in the area off the kitchen, with paved and decked areas giving you direct access to the house through the Bi-Fold doors, all backed up with the tranquil sound of the running beck in the background.





Directions

Exiting the M6 at J35, take the A601 exit to Carnforth/Morecambe/A6 and at the first roundabout take the 1st exit heading to Kirkby Lonsdale/ Over Kellet. Turn left onto Kellet Road/B6254 and continue on this road for approximately 4.5 miles. Take the right hand turn signposted to Gressingham for 1 mile. Heading into the village, Valley Cottage is located on your right hand side immediately after the bend.

Services

Mains water, drainage and electric. Electric boiler.

Council Tax Band

E

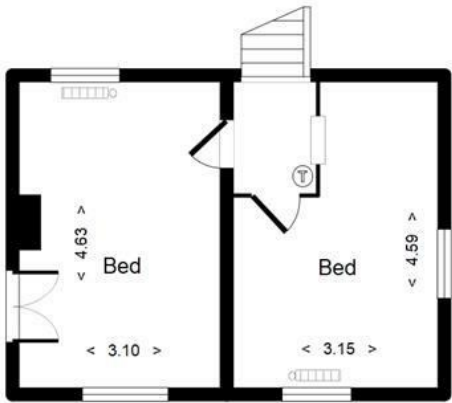
EPC Rating

E

Any Other Information

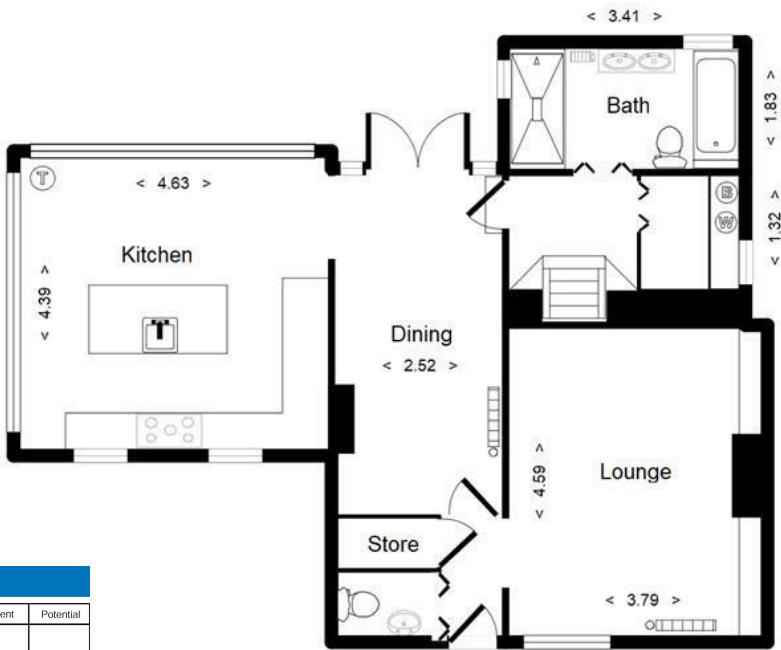
A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details. Property is fully furnished, this is non negotiable. Landlord will consider pets.





First Floor

Valley Cottage
Gressingham
LA2 8LP
Total Area = 93.50 Sq. Metres



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.