



Bumblehole, Wennington, Lancaster, Lancashire, LA2 8NW

Situated in the idyllic Lancashire village of Wennington and boasting an abundance of period charm, is this deceptive three bedroom, grade II listed semi-detached cottage. Dating back to the late 17th Century, Bumblehole has now been extended and offers family sized living accommodation, spread over two floors. An ideal semi-rural retreat, the property is well supported by nearby amenities with the nearby market towns of Bentham & Kirkby Lonsdale providing plenty of restaurants, pubs, regarded primary and secondary schools and a variety of grocery stores. Slightly further afield, the historic city of Lancaster along with its access to the M6 motorway, mainline railway station and highly regarded schooling, lies within a 12 mile drive. Furthermore, the area surrounding Wennington is a walkers paradise with the Forest of Bowland AONB, the Yorkshire Dales and the Lake District all within a short distance. Wennington itself provides its own railway station. The internal layout briefly comprises on the ground floor of a spacious living room complete with mullet fuel stove, an open kitchen / diner, a utility room and a handy wc. To the first floor are three double bedrooms, all ranging in size, along with a three piece bathroom suite. Externally, a gravel driveway to the front allows for off road parking for several vehicles, with the rear providing a peaceful pergola seating area along side a relaxing patio.



Ground Floor

Living Room

18'4" x 12'4" (5.59 x 3.76)

Feature fire place with multi fuel stove, windows to front and rear aspects, access to under stairs cupboard, radiator, ceiling & wall lights.

Dining Area

13'3" x 11'3" (4.04 x 3.45)

Windows to front and side aspects, open plan with kitchen, radiator and ceiling lights.

Kitchen

13'3" x 5'10" (4.04 x 1.78)

Fitted kitchen with a range of base and wall mounted units, four ring electric hob with fan oven beneath, sink and drainer unit, window to rear aspect, ceiling light.

Utility Room

7'10" x 6'11" (2.41 x 2.13)

Fitted base unit, sink, four ring electric hob, plumbing for washing machine, gas central heating boiler, ceiling light.

WC

2'11" x 4'4" (0.9 x 1.34)

Window to the front aspect. Wall light point and single radiator. Low level W.C and wall hung hand wash basin.

First Floor

Bedroom One

13'8" x 11'3" (4.17 x 3.45)

Windows to the front and side aspects. Ceiling light point, loft void access and single radiator. Feature beams, television and telephone points.

Bedroom Two

9'6" x 8'11" (2.92 x 2.72)

Window to the rear aspect. Ceiling light point, single radiator and television point. Double fitted wardrobes to one wall.

Bedroom Three

9'8" x 9'3" (2.97 x 2.82)

Sash window to the side aspect. Ceiling light point and single radiator.

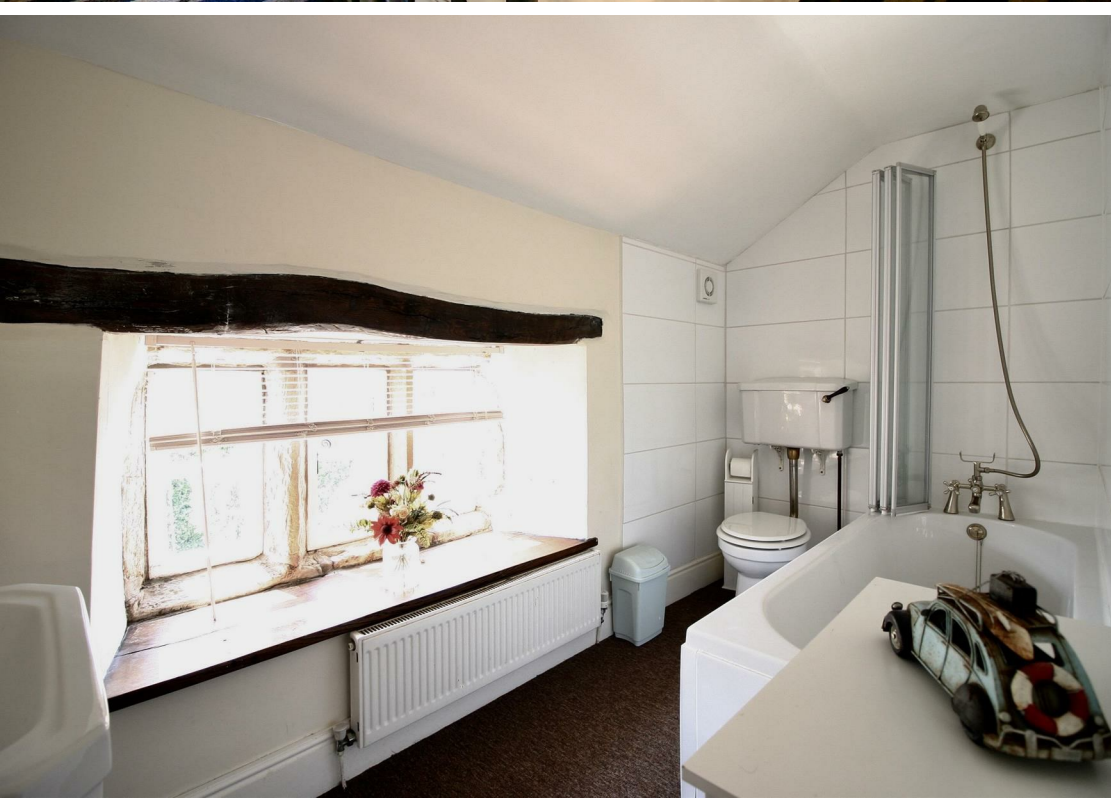
Bathroom

Window to the front aspect. Ceiling spotlights, feature beam

and extractor fan. Fitted with a three piece suite comprises: panelled bath and shower over, pedestal hand wash basin and low level W.C. Double radiator.

External

Gravelled driveway with off road parking for several cars, small bedding area and room for a shed. Gravel patio to the side and rear with further paved area and pergola seating area. Flower bed borders and log store.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-95) A		
(81-90) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(10-49) A		
(51-70) B		
(60-80) C		
(81-100) D		
(101-120) E		
(121-140) F		
(141-160) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	