

HOUSECLUB
ESTATE AGENCY

1 The Green, Borwick, Carnforth, LA6 1JR

£450,000


Cadoo


LOVE





Inside The Home

Setting the tone from the moment you step through the solid entrance door, Yorkshire Stone flagged flooring with underfloor heating, and original exposed wooden beams, help cement this cottage's place in history. Proceeding in to a generous yet practical Dining Kitchen offering a bright and spacious environment for a busy family life, this room is fitted with a range of wall and base units, with complementary wooden worktops, as well as a handy kitchen island, perfect for preparing delicious meals. An exposed stone inglenook surround beautifully frames a feature electric Aga, centrally located within this open plan room. With space for an American fridge freezer and plumbing for a washing machine and dishwasher, this sizeable room provides ample space for a large dining table, perfect for quiet family suppers or larger social gatherings.

A generous Living Room can also be found, centred around a log burning stove. With exposed stone walling and original exposed wooden beams, this provides the perfect place for quiet evenings with loved ones, in front of a roaring fire.

Completing the ground floor, a generous walk in Pantry and half Cellar, provide an excellent additional storage area, well needed in any family home, with stairs leading to the first floor.

To the first floor, three generous Bedrooms can be found, with each room showcasing subtle nods to this incredible homes past. With feature Inglenooks, original exposed wooden beams and stone wall detailing, each room is positioned to make the most of the surrounding outlooks, with views across the picturesque village green to the front, and open garden views to the rear. Completing the first floor, a sophisticated four piece Bathroom suite can be found, with a feature walk-in shower and separate bath, with complementary tiling to suit.

To the second floor, a large open plan Loft Room can be found, providing an ideal second reception room, a hobby room, an occasional fourth bedroom or a superb work from home space - the choice is yours. From the top of the home, a large Velux double glazed window provides open rooftop views across the surrounding Lancashire countryside.

Since its purchase in 2014, the vendors have extensively renovated this home in-keeping with its age and character to preserve its Grade II listing. Lovingly maintained and restored, this remarkable home has received a new roof and underfloor heating on the ground floor with feature Yorkshire Stone flagged flooring. New wiring and new plumbing with a biomass boiler to complement, as well as a new kitchen and bathroom add to its overall charm. No stone has been left untouched, yet it has been handled with great care and thought.

Let's Take A Closer Look At The Area

Located in the peaceful village of Borwick close to the Lancashire / Cumbrian border, this picturesque village provides easy access to both the Lake District National Park and the Yorkshire Dales. Steeped in history, the area is best known for the striking Grade I listed Borwick Hall, a 16th-century manor which offers educational pursuits for people of all ages. With a plethora of local walks, lose yourself on a country path, whilst being well connected with not one, but two motorway access points, with Junction 36 to the North, and junction 35 to the South - both approximately 10 minutes away. With the busy market town of Carnforth providing three supermarkets, a range of doctors and dentist surgeries, both local and national shops and the historic Carnforth Train Station, providing direct access to the West Coast mainline. For those with families, a range of highly regarded primary and secondary schools can be found including access to both the boys and girls Grammar Schools located in the City of Lancaster.

Let's Step Outside

To the front of the property, a laid to lawn garden can be found. With planted borders, mature shrubs and an excellent arrangement of Wisteria and climbing Roses, beautifully framing this chocolate box cottage. A covered porch area provides a sheltered entrance in to the home.

To the rear, a larger laid to lawn garden can be found, with a wonderful assortment of planted borders housing mature shrubs and a variety of plants. Off Road parking for two cars can be found behind a secure metal gate. For those looking for a slice of the good life, there is ample space for a sizeable veggie plot, as well as space for housing chickens, as well as two handy outhouses can be found providing ample outdoor storage. Each element of this garden contributes to to the feeling of being both established yet full of potential to create so much more.

Services

The property is fitted with a modern biomass central heating boiler, and has mains electric, mains water and drainage via a sewerage treatment plant, shared three ways between this property and two neighbours, with costs split equally.

The property also benefits from B4RN (Broadband for the Rural North Ltd) gigabit full-fibre broadband.

Tenure

The property is Freehold. Title number: LAN146358.

Council Tax

This home is Band E under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

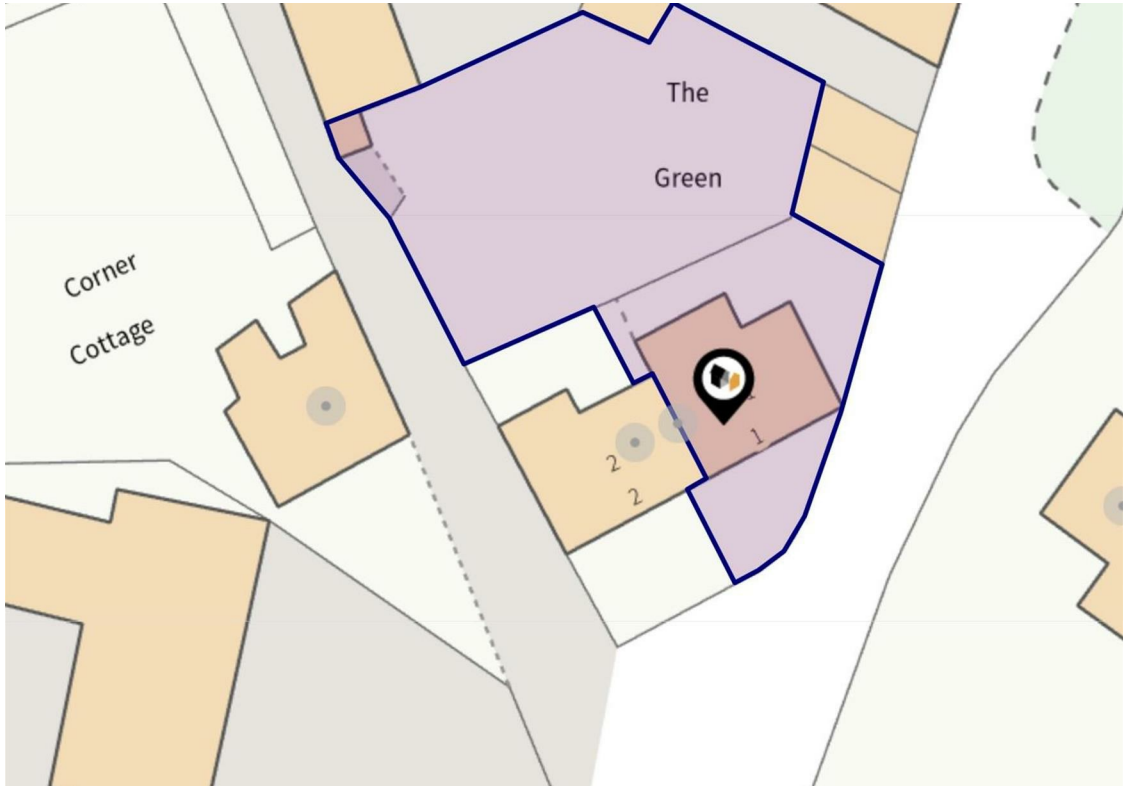
View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase








The
Green
Corner
Cottage
1
2
2



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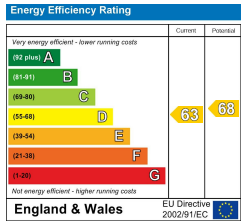
Total Area: 167.7 m² ... 1805 ft²



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