



3 COW BROW FOOT, COW BROW, LUPTON, CARNFORTH, CUMBRIA, LA6 1PH
£375,000

MILNE MOSER
SALES + LETTINGS

3 COW BROW FOOT, COW BROW, LUPTON CUMBRIA, LA6 1PH



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PARKING

OVERVIEW

Perfectly located for Kirkby Lonsdale, the M6 motorway and travel to the Lake District National Park and Yorkshire Dales, this deceptive three storey house really has a lot to offer. Reported to date back to the toll road days of early 1800s, the practical stone cobbled floor in the boot room hints at these times and there are wooden doors throughout, thick walls and window seats. The accommodation is over three floors with countryside aspects from most windows - the view to Farleton Knott is particularly eye catching. On the lower ground floor is a bedroom, ideal for guests or as a study as there is an adjacent shower room. The well fitted kitchen is in perfect keeping with the style of the house and there is a cosy sitting room. Two double bedrooms on the top floor are both light and airy and there is a second modern stylish shower room. A garden space just across the lane is perfect for evening sun and has been beautifully landscaped. Located just a short distance from the property and on the site of the former garage, the current owners have created a wonderful annexe. To be used as a hobby room and home office, this relaxing contemporary space provides inspirational views of Lake District fells, especially from the first floor, and is of generous proportions. There is off road parking and a further garden space and outbuilding. Available with no onward chain.

ACCOMMODATION

The property can be accessed from both the front and rear. The everyday entrance is on the lower ground floor at the rear and leads from the parking area. A traditional part glazed door painted in a soft sage green leads into:





BOOT ROOM

7' 8" x 13' 6" (2.33m x 4.13m) max

Perfect for storing outdoor gear and shoes, this practical space has a stone cobbled floor, two ceiling lights and an electric panel heater. Base and wall units, wood block effect worktops, a stainless steel sink plus plumbing for a washing machine and space for a dryer. The hot water cylinder and electric boiler are housed within a cupboard and there is additional storage under the stairs. Internal UPVC double glazed window to the bedroom/study.

INNER PASSAGE

Stairs lead up to the ground floor (kitchen diner and lounge) and there is a ceiling light, radiator and attractive oak doors.

SHOWER ROOM

4' 10" x 5' 8" (1.48m x 1.76m)

A must have in a busy household, this second facility is fitted with a quadrant cubicle, vanity hand basin with cupboards below and a WC. Fully tiled, there is a vanity light with shaver point, chrome heated towel rail, an extractor and downlights.

BEDROOM/STUDY

12' 7" x 10' 9" (3.84m x 3.27m) max

A good sized room with built-in bookshelves and a triple wardrobe, an electric panel heater and downlights. An internal UPVC double glazed window faces into the boot room.

KITCHEN DINER

13' 0" x 9' 10" (3.96m x 3.00m)

A lovely space with views from the window seat across the garden, trees and fields towards Farleton Knott. Fitted with grey shaker style base and wall units, granite worktops and a one and a half bowl sink. Induction hob with hood above, an electric oven with integrated microwave above, integrated fridge freezer and slimline dishwasher. There is space for a table, a double glazed window, downlights, electric panel heater and tiled floor.

INNER HALL

Stairs lead to the first floor and there are downlights to the ceiling.

SITTING ROOM

13' 0" x 11' 5" (3.96m x 3.49m)

A lovely space with a double glazed window fitted with shutters and external door leading to the front courtyard garden. The stone fireplace has a grate for an open fire and a stone hearth and there is



a double alcove cupboard and a window seat. Two electric panel heaters and downlights.

LANDING

Radiator and downlights. Loft hatch to the part boarded loft. The loft has a drop down ladder, a light and an insulated roof.

BEDROOM

13' 1" x 9' 6" (4.00m x 2.90m)

Double glazed window fitted with shutters overlooks the garden and trees towards Farleton Knott. Electric panel heater and downlights.

BEDROOM

13' 0" x 7' 8" (3.97m x 2.34m)

The second bedroom on this level also has a pleasant outlook towards fields. A triple wardrobe with hanging space and shelf storage, electric panel heater and downlights.

SHOWER ROOM

7' 9" x 4' 4" (2.35m x 1.33m)

A stylish fully tiled shower room with large shower enclosure with sliding door, rainfall shower head, riser spray and a toiletry shelf, a WC and vanity hand basin. A sun tunnel provides natural light and there are downlights, an illuminated mirror, an extractor and a chrome heated towel rail with radiator. A slimline cupboard provides storage for linen and bathroom supplies.

EXTERNAL

A forecourt courtyard accessed from the sitting room has a gate leading to the road. At the rear, a lane runs along the terrace of cottages giving access to the main road at either end. Across the lane is the main garden space. Landscaped with a winding path with deep herbaceous borders, evergreen shrubs and a patio perfect for al fresco dining. There are external sockets and tap and the Klargester Treatment Plant for the terrace is screened to one side. Located just a short distance up the lane is the annexe, an outbuilding and an upper level gravelled garden space. Fruit trees provide screening and there are metal edged borders. The block outhouse has power and light, shelving and a skylight. There is parking adjacent to the annexe.







ANNEXE

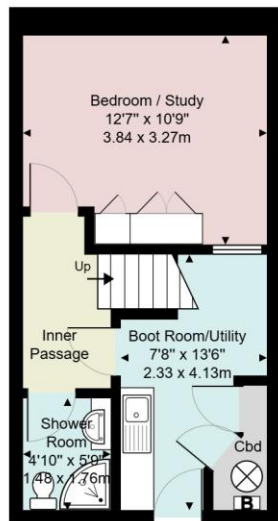
Ground Floor Office 16' 4" x 20' 6" (4.98m x 6.25m) inclusive of shower room

First Floor Hobby Room 11' 10" x 20' 5" (3.61m x 6.23m)

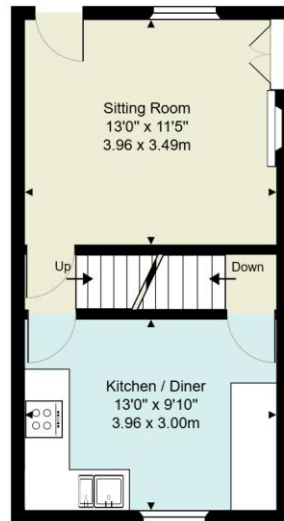
Perfect for keeping work separate from home life, this wonderful addition to the property is a real bonus. Over two floors, the space easily divides with an office on the ground floor - windows at the front and side ensure there is plenty of natural light and are fitted with between panes blinds. There is space for tea making and preparing a light midday snack with a hob, oven, microwave, sink, dishwasher and a fridge freezer. The base and wall cupboards keep the area clutter free. The shower room has a macerator WC, vanity hand basin and shower cubicle with toiletry shelf. Illuminated mirror, downlights, an extractor and full tiling and aqua board to the walls.

The first floor has a vaulted ceiling and would make a perfect studio, reading or music room. A woodburner provides a focal point and there are three large Velux windows and a full width gable window, all with wonderful views over countryside extending to Coniston Old Man. Electric heaters and speaker system throughout, downlights to the ground floor, track lighting on the first floor and built in bookshelves and eaves storage. Solar panels are fitted with the roof of the Annexe and are on a FIT tariff and there is an electric car charging point at the side. Please note the Annexe cannot be used as a self-contained independent residential unit or holiday let and is not suitable for occupation as a standalone dwelling house. The Annexe must be used for purposes ancillary to the residential use of 3 Cow Brow Foot.

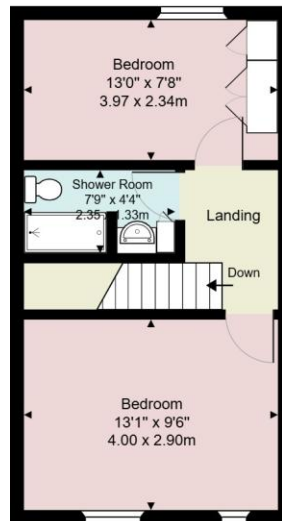




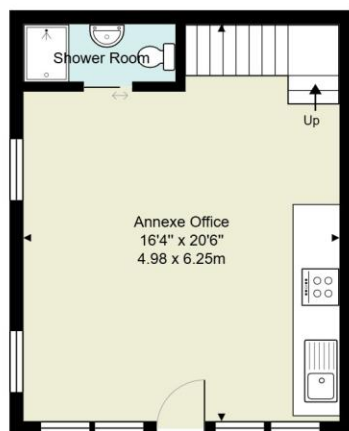
Lower Ground Floor



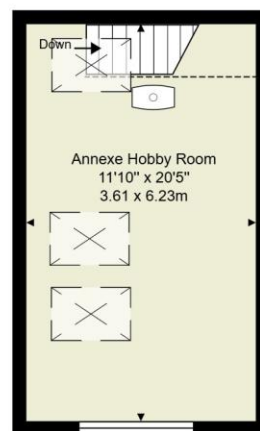
Ground Floor



1st Floor



Annexe - Ground Floor



Annexe - 1st Floor

(not actual location)



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

GENERAL INFORMATION

Services: Mains Electric and Water. Electric heating (controlled individually or programmable via Wi-Fi/App) and hot water plus PV Solar panels on the Annexe. Private Drainage via a Klargester Treatment Plant shared with neighbouring properties. Under the General Binding Rules 2020, we ask buyers make their own investigations regarding compliance of the septic tank and take advice from their mortgage lender or legal advisors. Tenure: Freehold Council Tax Band: B EPC Grading: E Please note the Annexe cannot be used as a self-contained independent residential unit or holiday let and is not suitable for occupation as a standalone dwelling house. The Annexe must be used for purposes ancillary to the residential use of 3 Cow Brow Foot. To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

DIRECTIONS

Leaving Junction 36 M6, follow signs towards Kirkby Lonsdale on the A65. Pass through Nook continuing on A65. Cow Brow Foot is a row of cottages on the right hand side just prior to The Plough Inn. The property is accessed via a lane adjacent to Toll Bar Cottage (a white detached house). The lane runs behind the row of cottages emerging at the other end back onto the A65. [what3words///bead.crisp.cared](#)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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