



# Myrtle Cottage, Farleton, Nr Hornby

Asking Price £450,000

Your Local Estate Agents  
**Thomson Hayton Winkley**



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An appealing detached cottage, which now requires updating, situated in the hamlet of Farleton on the fringe of the picturesque Lune Valley village of Hornby. Having two reception rooms, kitchen, pantry, three bedrooms, bathroom, generous gardens and outdoor space, garage and off road parking.













## MYRTLE COTTAGE

A charming detached cottage situated on a generous plot in the hamlet of Farleton which lies to the south of the picturesque Lune Valley village of Hornby. There is a bus stop located at the bottom of the lane and the property is within walking distance of Hornby's village amenities which include a butchers, convenience store, post office, café, florist, institute with activities and a doctors. There are riverbank walks and regular bus services to the market town of Kirkby Lonsdale and the City of Lancaster.

The well proportioned accommodation, which would now benefit from being updated cosmetically, briefly comprises entrance hall with cloaks area, sitting room, dining room, kitchen, pantry and rear porch to the ground floor and three bedrooms, two of which are generous doubles and a bathroom on the first floor. The property benefits from double glazing and has electric heating.

Outside offers generous gardens and outdoor space bordered to one side by Farleton Beck and has a detached garage with off road parking.

Myrtle Cottage offers great potential to create an impressive family home and is offered for sale with no upper chain.

### GROUND FLOOR ENTRANCE HALL

8' 5" max x 4' 7" max (2.59m x 1.42m) Painted door, double glazed window.

### CLOAKS AREA

7' 5" x 4' 0" (2.27m x 1.22m)  
Double glazed window, fitted coat hooks.

### SITTING ROOM

14' 3" max x 14' 0" max (4.35m x 4.29m)  
Two double glazed windows, electric storage heater, traditional open fireplace, coving.

### DINING ROOM

17' 8" max x 9' 9" max (5.40m x 2.99m)  
Two double glazed windows, electric storage heater, woodburning stove to stone fireplace, built in cupboards and shelving, picture rail.

### KITCHEN

13' 2" max x 8' 7" max (4.03m x 2.64m)  
Two double glazed windows, decorative Rayburn range cooker, base and wall units, stainless steel sink, space for cooker and fridge, plumbing for washing machine, tiled splashbacks.

### PANTRY

9' 3" x 4' 3" (2.83m x 1.30m)  
Double glazed window, fitted shelving, space for freezer.

### INNER HALL

8' 1" max x 5' 7" max (2.48m x 1.71m)  
Understairs storage cupboard with fitted coat hooks and shelving.

### PORCH

7' 9" x 4' 9" (2.37m x 1.46m)  
Double glazed door and window, lighting.









## FIRST FLOOR

### LANDING

7' 6" max x 6' 11" max (2.30m x 2.13m)

Exposed beam, picture rail.

### BEDROOM

17' 9" x 9' 11" (5.43m x 3.03m)

Two double glazed windows, electric storage heater, loft access.

### BEDROOM

14' 3" max x 14' 1" max (4.35m x 4.30m)

Double glazed window, electric storage heater, decorative painted cast iron fireplace, picture rail, loft access, built in storage cupboard with fitted shelving and coat hooks.

## BEDROOM

10' 3" max x 9' 3" max (3.14m x 2.83m)

Double glazed window, electric storage heater, exposed beam, fitted mirror.

## BATHROOM

13' 4" x 7' 4" (4.07m x 2.25m) Double glazed window, three piece suite comprises W.C. with concealed cistern, wash hand basin to vanity and bath with tiled splashback and thermostatic shower over, built in airing cupboard housing hot water cylinder, fitted shelf and mirror.

## GARAGE

18' 8" x 8' 2" (5.69m x 2.51m) Up and over door, pedestrian door, two single glazed windows.

## GARDEN STORE

7' 9" x 3' 6" (2.37m x 1.07m) Timber door.

## FUEL STORE

5' 0" x 4' 8" (1.54m x 1.43m)

## OUTSIDE

There is a detached garage with off road parking to the front on the approach to the cottage followed by gated access to the grounds which include generous garden space, mature trees, established shrubs and a variety of sprig flowering plants, a raise bed, attractive gravelled area overlooked by the sitting room and dining room, decorative arbour leading to further outdoor space which continues behind the garage and is bordered by Farleton Beck, stone outbuilding which houses a garden store and open fuel store.

## SERVICES

Mains electricity, mains water, non mains drainage.

## COUNCIL TAX BANDING

Currently Band E as per the Valuation Office website.





Ground Floor

Myrtle Cottage, Farleton

First Floor

Total Area: 126.8 m<sup>2</sup> ... 1365 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E		
21-38	F	25   F	
1-20	G		

### DIRECTIONS

From Kirkby Lonsdale take the A65 towards Skipton and after crossing the river take the first turning right Signposted Lancaster/Hornby (A683) and continue through the centre of Hornby, passing over the river and bear right (continuing on the A683) Lancaster Road to turn left (signposted Farleton) on to Farleton Old Road to find Myrtle Cottage being the second property located on the left.

### WHAT3WORDS:

arrived.sundial.midwinter

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