



Middle Cottage

WRAYTON



# MIDDLE COTTAGE



Welcome to Middle Cottage, a stunning 4-bedroom home nestled in the tranquil heart of Wrayton. This charming property, framed by the picturesque views of the Lune Valley countryside, offers a perfect blend of character and potential for modern living.









*Take a closer look...*



Property Type:

*Mid Terrace*

Square Footage:

*2103 sqft*

Council Tax Band:

*D*

EPC Rating:

*tbc*

Tenure:

*Freehold*

# Why Wrayton?



MIDDLE COTTAGE IS SITUATED IN THE SERENE VILLAGE OF WRAYTON, KNOWN FOR ITS PEACEFUL ATMOSPHERE AND STUNNING NATURAL BEAUTY. THE NEIGHBOURING TOWNS AND VILLAGES PROVIDE ACCESS TO A RANGE OF LOCAL AMENITIES INCLUDING SHOPS, A POST OFFICE, AND SEVERAL TRADITIONAL PUBS OFFERING HEARTY MEALS AND LOCAL ALES.

FOR THOSE WHO ENJOY OUTDOOR ACTIVITIES, THE SURROUNDING LUNE VALLEY COUNTRYSIDE OFFERS NUMEROUS WALKING AND CYCLING ROUTES. NEARBY ATTRACTIONS INCLUDE THE HISTORIC MARKET TOWN OF KIRKBY LONSDALE, WITH ITS CHARMING BOUTIQUES, CAFES, AND THE FAMOUS DEVIL'S BRIDGE. THE AREA IS ALSO HOME TO SEVERAL EXCELLENT SCHOOLS, MAKING IT IDEAL FOR FAMILIES.

WRAYTON VILLAGE IS WELL-CONNECTED BY ROAD, WITH EASY ACCESS TO THE M6 MOTORWAY FOR THOSE COMMUTING TO LANCASTER, KENDAL, OR FURTHER AFIELD. THE NEARBY RAILWAY STATIONS AT BENTHAM AND LANCASTER OFFER REGULAR SERVICES TO MAJOR CITIES, MAKING MIDDLE COTTAGE AN IDEAL CHOICE FOR THOSE SEEKING A COUNTRYSIDE RETREAT WITH CONVENIENT TRANSPORT LINKS.

## Wrayton Village







MIDDLE COTTAGE





PARKING



GARDEN



The show-stopping rear garden is a true highlight of Middle Cottage, offering mature planting, a lush lawn, and breathtaking views over the surrounding countryside. The attached garage, shared drive, and plenty of private off-street parking enhance the convenience of this home.





Zzz...ooo













# WHERE CAN I FIND...



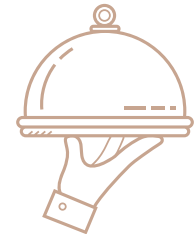
## The Closest School?

St Wilfrids CoE Primary school is just 1.5 miles away!



## The Local Shop?

Hornby Village Store is just 3.4 miles from your doorstep - a 7 minute drive!



## A Delicious Meal?

The Tatham Bridge Inn and it's fabulous menu awaits you, only 2.4 miles away.



## Somewhere Nice to Walk the Dog?

The River Greta can be accessed just 0.4 miles from your home.



## A Refreshing Pint?

The Lunesdale Arms is just 1.1 miles away, you could walk home in 20 minutes!



## Your Local Property Experts?

Our office is a 15 minute drive away - pop in to say hello, anytime!

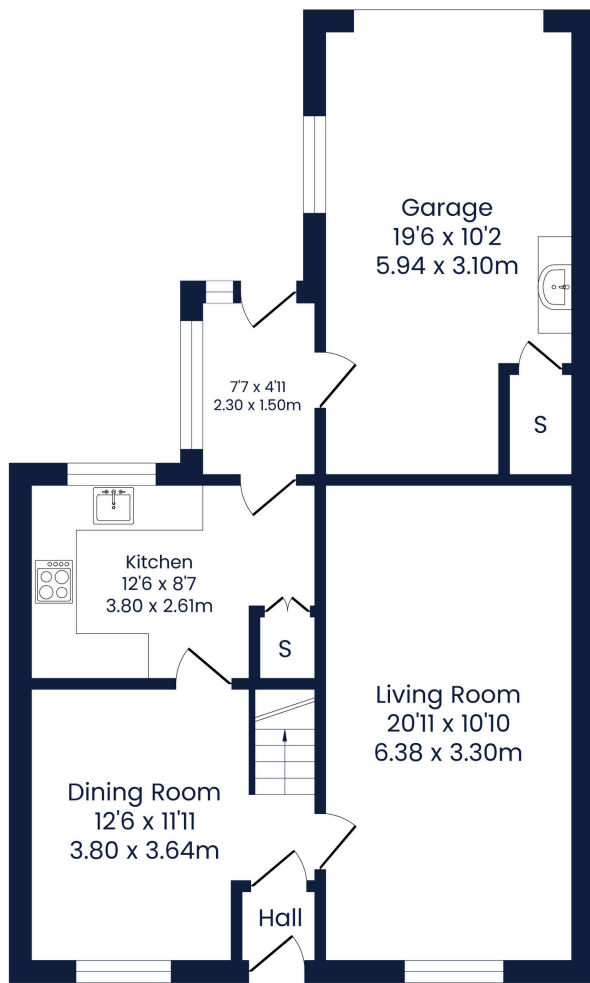






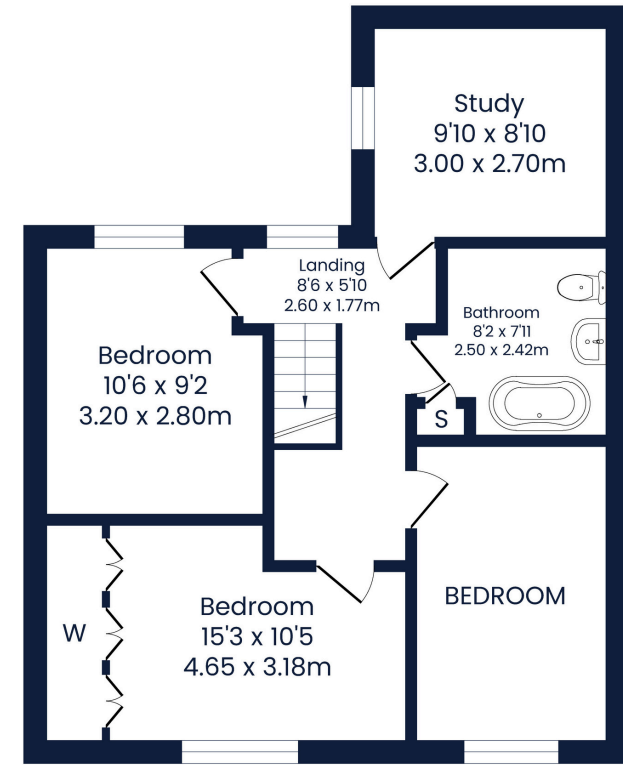






Ground Floor

VA  
Key  
ESTATES.  
lunevalley



First Floor

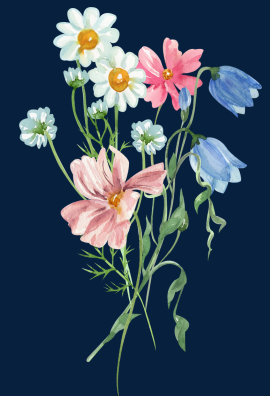


**Total Floor Area: 2103 sq ft (195.5 sq.m) approx.**

Ground Floor: 1514 sq.ft (140.7 sq.m) approx.

First Floor: 589 sq.ft (54.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

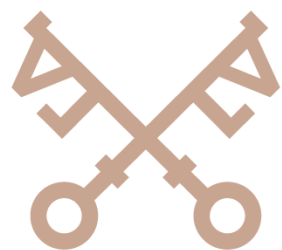




Middle Cottage, Wrayton, LA6 2QU



///training.developer.lessening



**lunevalley**  
**ESTATES.**

015242 56625 | [team@lunevalleyestates.com](mailto:team@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)