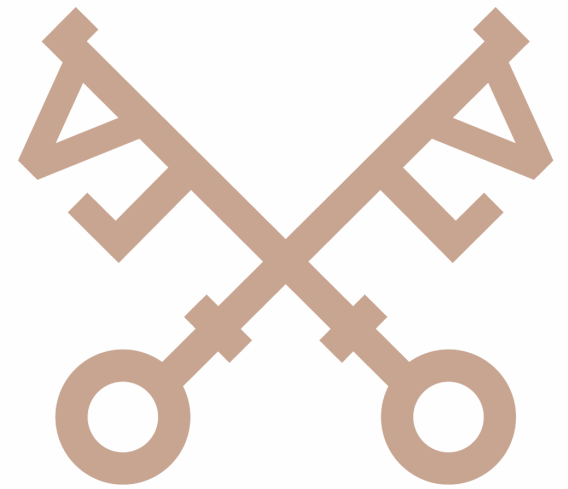




Hobbit Cottage Wennington



HOBBIT COTTAGE, WENNINGTON



Set within approximately an acre of grounds in the rural hamlet of Wennington, this distinctive single-storey home is anything but ordinary. Designed with space, light and practicality firmly in mind, it offers a layout that feels both sociable and sensibly zoned – ideal for downsizers wanting everything on one level, while still ticking plenty of boxes for families seeking room to grow, inside and out.

At the centre of the home sits an impressive open-plan kitchen, dining and living space with integrated NEFF appliances and a fabulous media wall, measuring over 6.7m by 8m and very much living up to its billing as the hub of the house. Glazed doors and roof lights draw natural light deep into the space, while the layout allows for clearly defined cooking, dining and lounging areas without losing that all-important sense of openness. It's the sort of room that works equally well for everyday life and entertaining, with enough space that nobody needs to perch awkwardly on an arm of the sofa.

The home has been carefully improved by the current owners and now benefits from a new roof, double glazing, oil-fired central heating via radiators and underfloor heating, and a compliant water treatment plant. Water is supplied from a private bore hole, adding to the home's sense of independence while remaining fully functional for modern living.



Property Type:

*Modern
Character
Property*

Square Footage:

1551 sqft

Council Tax Band:

E

EPC Rating:

B

Tenure

Freehold

Take a closer look...

Hobbit Cott



Why Wennington?

WENNINGTON, A SMALL AND PICTURESQUE HAMLET ON THE EDGE OF LANCASHIRE, BORDERING NORTH YORKSHIRE AND CUMBRIA. THIS PEACEFUL RURAL COMMUNITY OFFERS THE KIND OF VILLAGE LIFE THAT FEELS INCREASINGLY RARE — QUIET, WELCOMING, AND SURROUNDED BY SOME OF ENGLAND’S MOST BREATHTAKING COUNTRYSIDE. THE LANDSCAPE HERE IS TRULY SPECIAL. WENNINGTON SITS CLOSE TO THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY, THE YORKSHIRE DALES NATIONAL PARK, AND WITHIN EASY REACH OF THE LAKE DISTRICT AND MORECAMBE BAY. WHETHER YOUR PASSION IS HIKING, CYCLING, FISHING, OR SIMPLY TAKING IN THE SCENERY, THE AREA PROVIDES ENDLESS OPPORTUNITIES FOR EXPLORATION AND ADVENTURE. DESPITE ITS RURAL CHARM, WENNINGTON IS REMARKABLY WELL-CONNECTED. THE VILLAGE TRAIN STATION, JUST A SHORT STROLL FROM THE PROPERTY, LIES ON THE LEEDS—LANCASTER LINE, PROVIDING EASY ACCESS TO BOTH LANCASTER AND SKIPTON, AND CONNECTING ONWARDS TO LEEDS AND THE NATIONAL RAIL NETWORK THE RESIDENCE IS ALSO LOCATED CLOSELY TO BUS TRANSPORTATION LINKS. THE M6 MOTORWAY CAN BE REACHED IN UNDER 20 MINUTES, OFFERING SWIFT ROUTES TO MANCHESTER, PRESTON AND THE WIDER NORTH WEST.

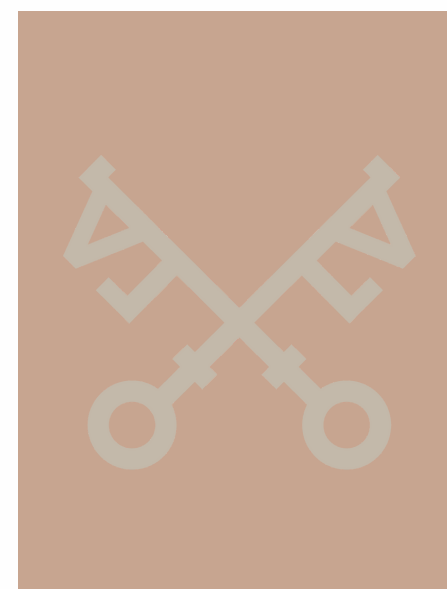
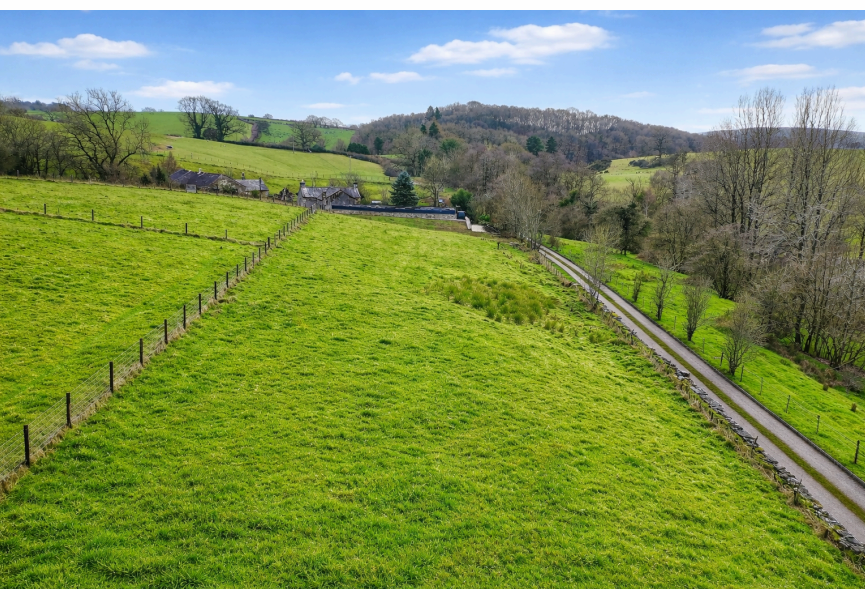
Hobbit Cottage, Wennington





OUTSIDE, THE GATED DRIVEWAY OPENS ONTO THE GENEROUS PLOT, OFFERING AMPLE PARKING AND A WIDE EXPANSE OF GARDEN AND LAND THAT WILL APPEAL TO ANYONE CRAVING SPACE — WHETHER FOR CHILDREN, PETS, GARDENING PROJECTS OR SIMPLY THE LUXURY OF NOT BEING OVERLOOKED. WHILE THE SETTING FEELS REASSURINGLY RURAL, IT IS FAR FROM ISOLATED. WENNINGTON'S TRAIN STATION IS APPROXIMATELY A SEVEN-MINUTE DRIVE AWAY, PROVIDING CONNECTIONS TO LANCASTER AND LEEDS, WHILE THE SURROUNDING VILLAGES OF WRAY, BENTHAM AND HORNBY ARE CLOSE BY. THE FOREST OF BOWLAND, KIRKBY LONSDALE, THE YORKSHIRE DALES, THE LAKE DISTRICT, LANCASTER AND THE M6 ARE ALL EASILY ACCESSIBLE, MAKING THIS A LOCATION THAT BALANCES COUNTRYSIDE LIVING WITH REAL-WORLD CONVENIENCE.













WHERE CAN I FIND...



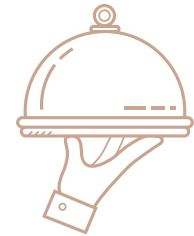
The Closest Schools?

Melling St Wilfrid CofE Primary
School - 9 Minute Drive



The Local Shop?

Burton Village Shop - 5
Minute Drive



A Delicious Meal?

Tatham Bridge Inn - 7
Minute Drive



Somewhere Nice to Walk
the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

Punch Bowl Inn - 6 Minute
Drive



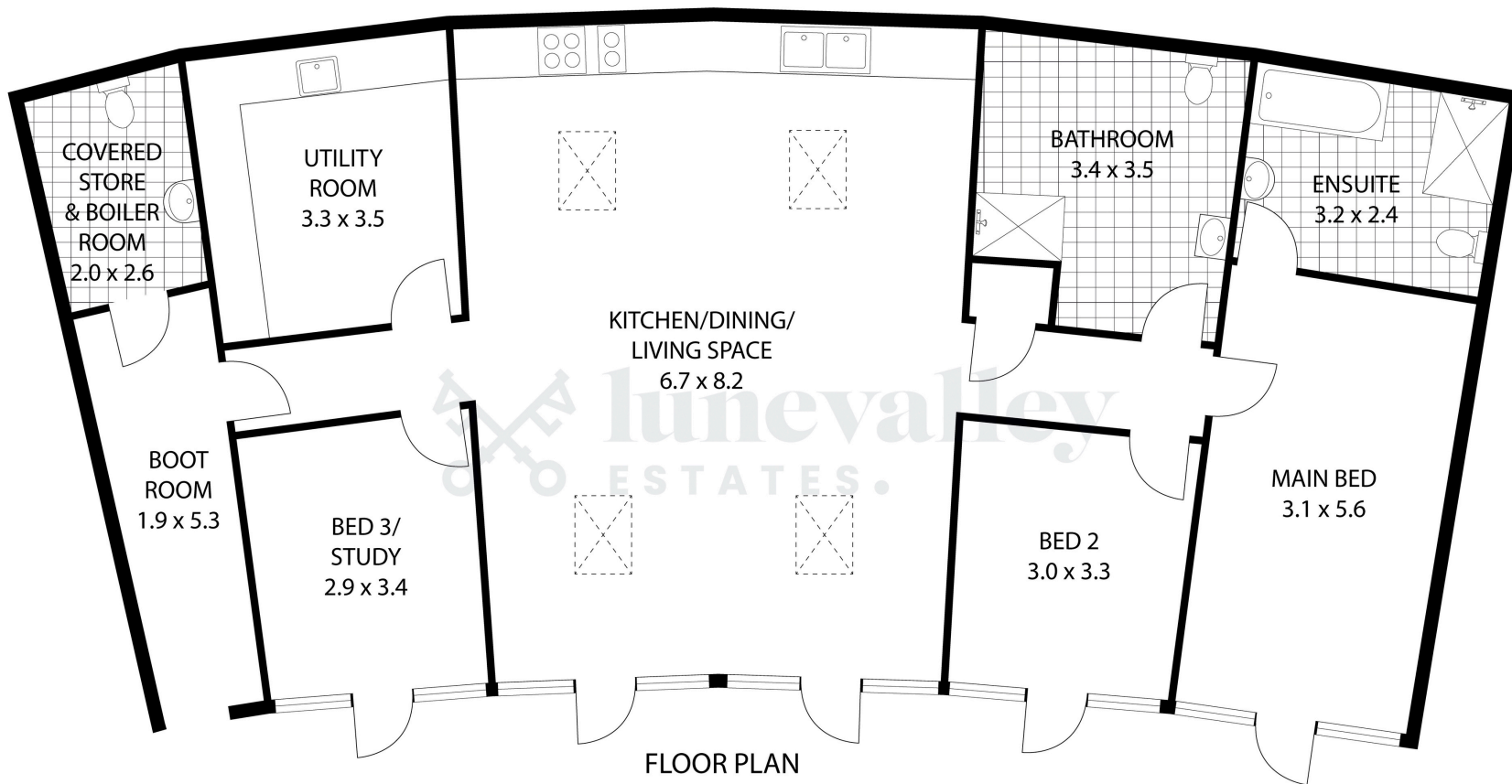
Closest Transport Links

Bus - Wennington Road, Wray
6 Minute Drive

Rail - Wennington Station
(Leeds & Lancaster) - 6 Minute
Drive



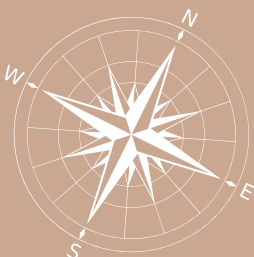




Scale in meters. Indicative only. Dimensions are approximate



DISCLAIMER: PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.



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.

Hobbit Cottage

Wennington

Hobbit Cottage, Wennington, LA2 8NZ



///geek.barbarian.fully



lunevalley
ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com