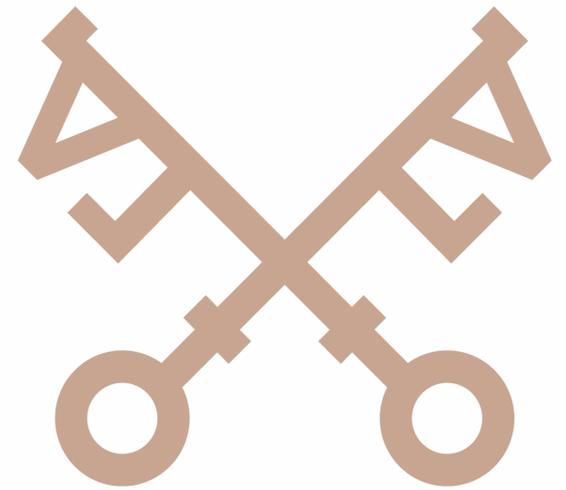




# The Old Vicarage Tunstall

 **lunevalley**  
ESTATES.

## THE OLD VICARAGE, TUNSTALL



A substantial and characterful detached residence set immediately beside St Mary's Catholic Church in the heart of Tunstall's historic core, The Old Vicarage offers generous, flexible accommodation extending to over 2,200 sq ft, with a layout well suited to family living, multi-generational use, or those seeking space to work from home.

On the ground floor, a welcoming entrance hall leads through to multiple reception spaces, including a large principal reception room with excellent natural light and a further reception room ideal as a snug, dining room or home office. A well-positioned kitchen sits at the centre of the home with an adjoining pantry, creating a practical hub for everyday living. A separate WC and additional hallway spaces enhance functionality and circulation throughout the property.

Upstairs, a substantial loft room provides valuable additional space, ideal for hobbies, storage or potential further accommodation (subject to any necessary consents). A separate upper level incorporates a garage and additional room, offering further flexibility for workshop use, storage or conversion potential.

Property Type:

*Character*

*Property*

Square Footage:

*2282 sqft*

Council Tax Band:

*TBC*

EPC Rating:

*TBC*

Tenure

*Freehold*

*Take a closer look...*





# Why Tunstall?

TUNSTALL IS A CHARMING AND HISTORIC VILLAGE SET WITHIN THE PICTURESQUE LUNE VALLEY, SURROUNDED BY ROLLING COUNTRYSIDE AND OPEN VIEWS YET CONVENIENTLY LOCATED FOR KIRKBY LONSDALE, LANCASTER AND THE M6. KNOWN FOR ITS PEACEFUL ATMOSPHERE, HERITAGE BUILDINGS AND STRONG SENSE OF COMMUNITY, IT OFFERS AN APPEALING RURAL LIFESTYLE WITHOUT ISOLATION. WITH EASY ACCESS TO SCENIC WALKS, THE RIVER LUNE, AND THE WIDER LANDSCAPES OF THE YORKSHIRE DALES AND LAKE DISTRICT, TUNSTALL IS PARTICULARLY ATTRACTIVE TO BUYERS SEEKING CHARACTER, TRANQUILLITY AND A WELL-CONNECTED VILLAGE SETTING.

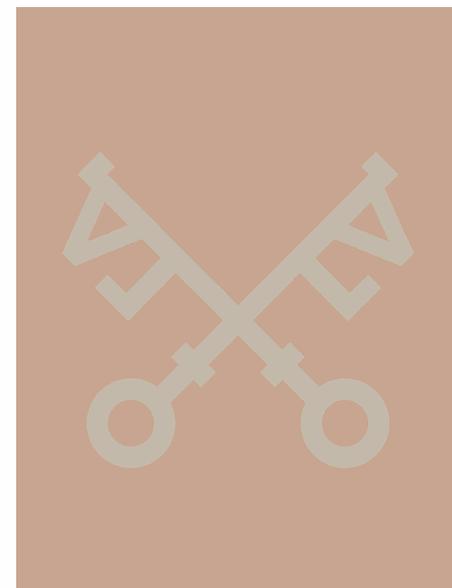
*The Old Vicarage, Tunstall*





EXTERNALLY, THE PROPERTY SITS WITHIN A MATURE AND ESTABLISHED SETTING ALONG CHURCH LANE, IMMEDIATELY ADJACENT TO THE CHURCH AND SURROUNDED BY THE CHARACTER OF ONE OF TUNSTALL'S MOST HISTORIC AND PICTURESQUE LOCATIONS. OVERALL, THE OLD VICARAGE REPRESENTS A RARE OPPORTUNITY TO ACQUIRE A SIZEABLE PERIOD HOME WITH ADAPTABLE ACCOMMODATION, STRONG ARCHITECTURAL PRESENCE AND SCOPE FOR PERSONALISATION, ALL WITHIN A DISTINCTIVE VILLAGE SETTING.











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# WHERE CAN I FIND...



Schooling?

Melling St Wilfrid - 4 Minute Drive



The Local Shop?

Booths Kirkby Lonsdale - 10 Minute Drive



A Delicious Meal?

The Lunesdale Arms - 5 Minute Walk  
The Highwayman - 2 Minute Drive



Somewhere Nice to Walk the Dog?

Tunstall Village - Right on doorstep!



A Refreshing Pint?

The Lunesdale Arms - 5 Minute Walk

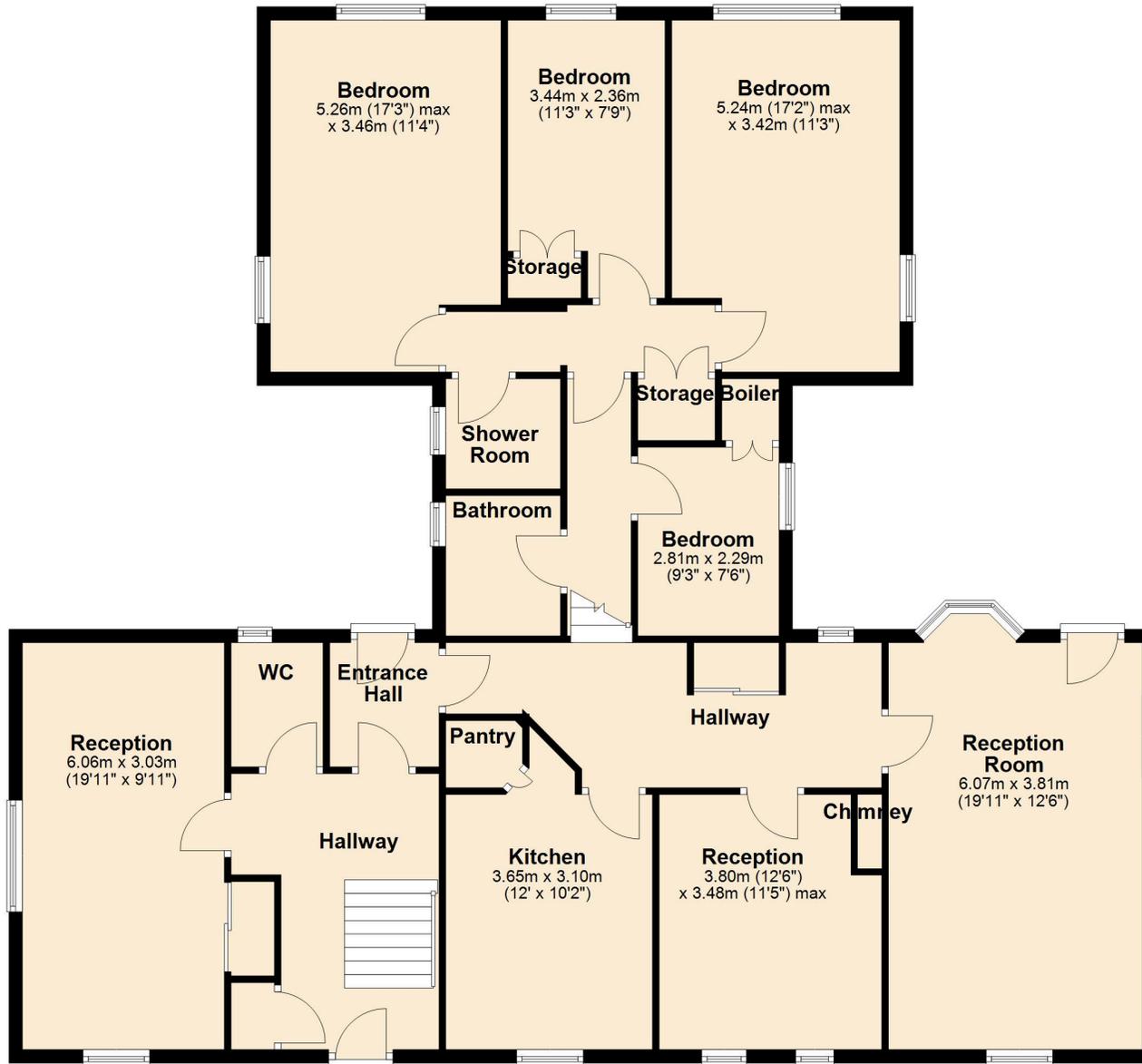


Closest Transport Links

Bus - Tunstall Village - 2 Minute Walk  
Rail - Wennington Station - 5 Minute Drive

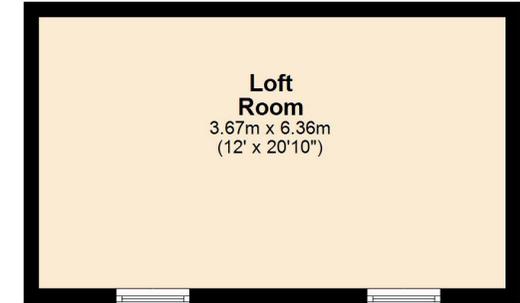
### Ground Floor

Approx. 172.2 sq. metres (1853.3 sq. feet)



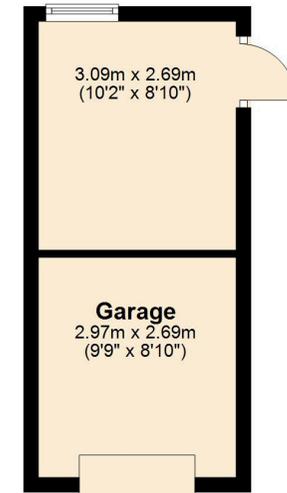
### First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)



### Second Floor

Approx. 16.6 sq. metres (178.4 sq. feet)



Total area: approx. 212.1 sq. metres (2282.9 sq. feet)

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.

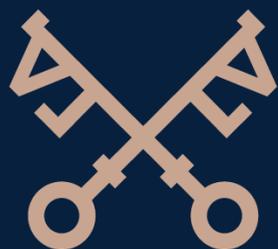
*The Old Vicarage*

*Tunstall*

The Old Vicarage, Church Lane, Tunstall, LA6 2QN



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