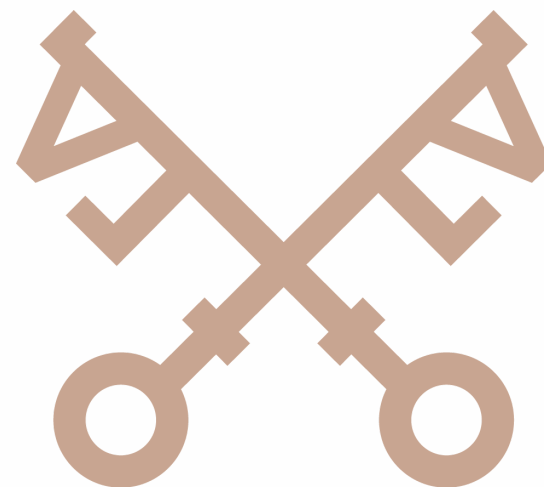




Cross Ghyll Cottage
Littledale



CROSS GHYLL COTTAGE, LITTLEDALE



Tucked gently into the unspoiled folds of the Lune Valley, where the sound of running water mingles with birdsong and the landscape feels wonderfully untouched, Cross Ghyll Cottage is a home that captures the heart from the very first moment. Approached along its own private driveway and embraced by sweeping countryside, this is a place of peace, privacy and quiet magic — a sanctuary where life can be lived at a gentler pace.

Set within generous grounds that trace the meandering lines of Foxdale and Cross Ghyll Beck, the property enjoys a rare sense of seclusion, with nature quite literally on your doorstep. Here, mornings begin with mist rising from the surrounding fields, and evenings end with golden sunsets settling over the valley — a daily rhythm that feels both timeless and restorative.

Cross Ghyll Cottage is more than just a home; it is a lifestyle — one defined by fresh air, open skies and the quiet joy of rural living.



Take a closer look...



Property Type:

Character

Property

Square Footage:

2942 sqft

Council Tax Band:

F

EPC Rating:

E

Tenure

Freehold



Why Littledale?

LITTLEDALE, WITHIN THE PARISH OF CATON, IS A PEACEFUL AND PICTURESQUE RURAL VALLEY SET IN THE HEART OF THE FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY, JUST A FEW MILES NORTHEAST OF LANCASTER. SURROUNDED BY ROLLING COUNTRYSIDE, FARMLAND AND OPEN MOORLAND, THE AREA IS RENOWNED FOR ITS UNSPOILED LANDSCAPES, QUIET LANES AND STRONG SENSE OF TRANQUILLITY, MAKING IT PARTICULARLY APPEALING TO THOSE SEEKING A SLOWER, MORE CONNECTED WAY OF LIFE. DESPITE ITS IDYLIC SECLUSION, LITTLEDALE REMAINS CONVENIENTLY PLACED FOR EVERYDAY AMENITIES IN NEARBY CATON VILLAGE AND THE HISTORIC CITY OF LANCASTER, WITH EXCELLENT ACCESS TO THE M6 AND THE WIDER NORTH WEST. THE LOCATION OFFERS THE PERFECT BALANCE OF RURAL CHARM AND ACCESSIBILITY, WITH ABUNDANT OPPORTUNITIES FOR WALKING, CYCLING AND ENJOYING THE NATURAL BEAUTY OF THE LUNE VALLEY RIGHT ON THE DOORSTEP.

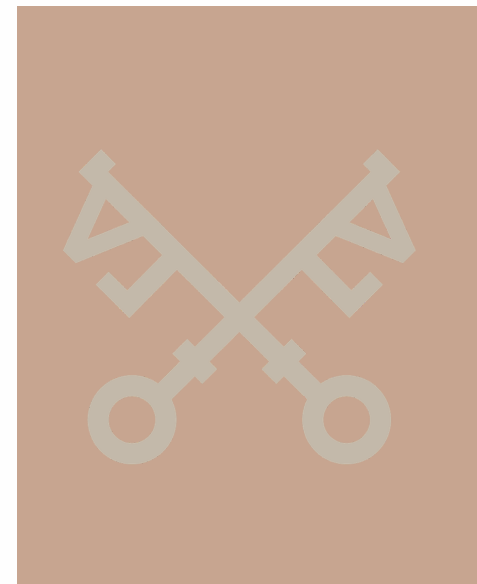
Cross Ghyll Cottage, Littledale

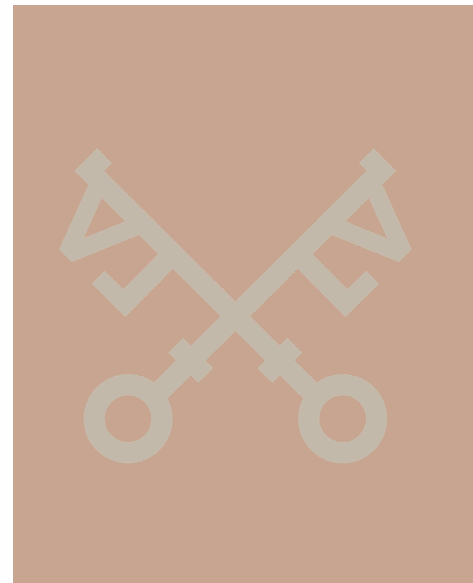




THE SURROUNDING LAND UNFOLDS IN A GENTLE SWEEP AROUND THE PROPERTY, CREATING OPPORTUNITIES FOR GARDENING, OUTDOOR PLAY, SMALLHOLDING AMBITIONS OR SIMPLY ENJOYING THE LUXURY OF SPACE AND PRIVACY. THE PRESENCE OF THE BECKS ADD A TRULY ENCHANTING DIMENSION TO THE SETTING — A NATURAL SOUNDTRACK TO DAILY LIFE AND A CONSTANT REMINDER OF THE BEAUTY OF THE LANDSCAPE THAT SURROUNDS YOU.













Zzz... 000







WHERE CAN I FIND...



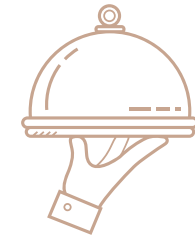
Schooling?

St Paul's CofE, Brookhouse - 5 Minute Drive
Lancaster University - 23 Minute Drive



The Local Shop?

Sycamore Road - 6 Minute Drive
Booths, Scotforth - 20 Minute Drive



A Delicious Meal?

The Station Hotel, Caton - 8 Minute Drive
The Fenwick Arms - 12 Minute Drive



Somewhere Nice to Walk the Dog?

You are absolutely in "walkies" heaven up in Littledale!



A Refreshing Pint?

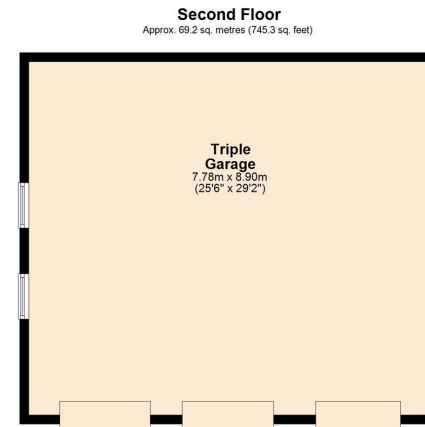
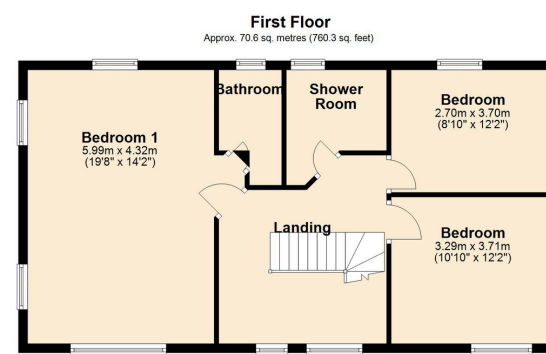
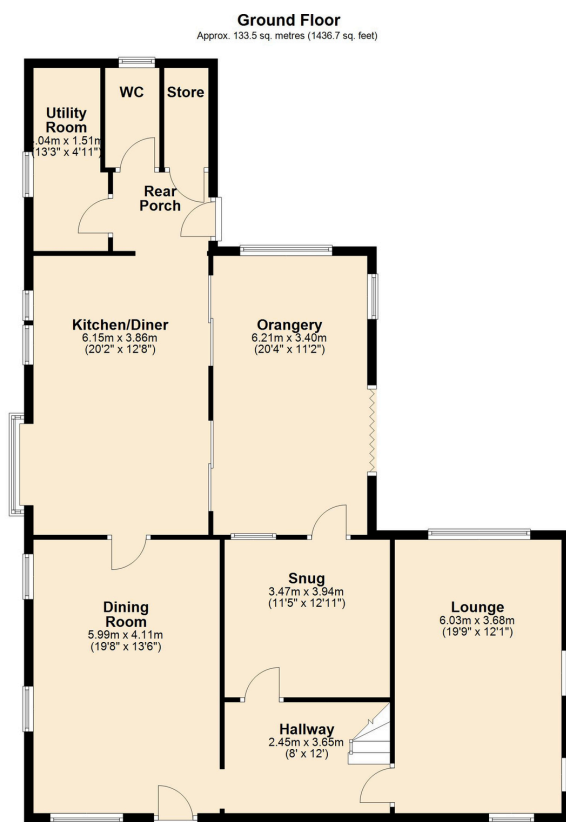
The Station Hotel - 8 Minute Drive



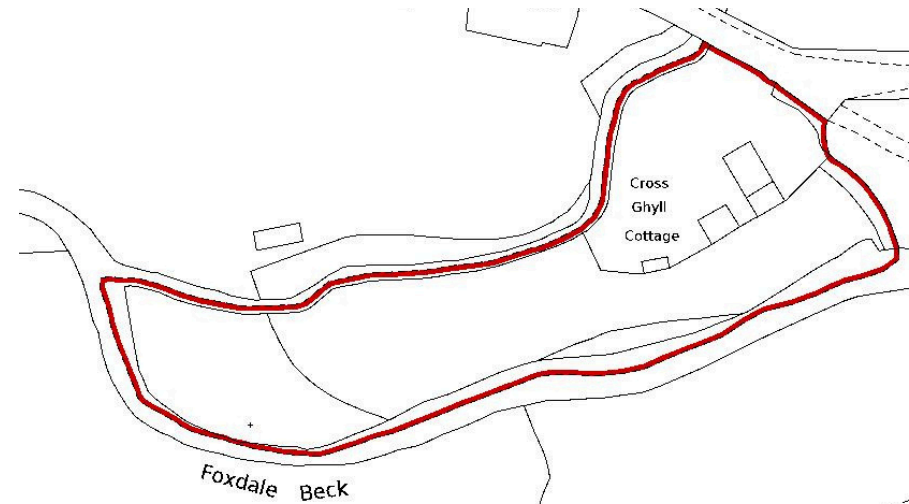
Closest Transport Links

Bus - Brookhouse Road - 2 Minute Drive/15 Minute Walk
Rail - Lancaster Station - 24 Minute Drive
M6 - J34 - 13 Minute Drive





Total area: approx. 273.4 sq. metres (2942.3 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.

Cross Ghyll Cottage
Littledale

Cross Ghyll Cottage, Littledale - Lune Valley



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