

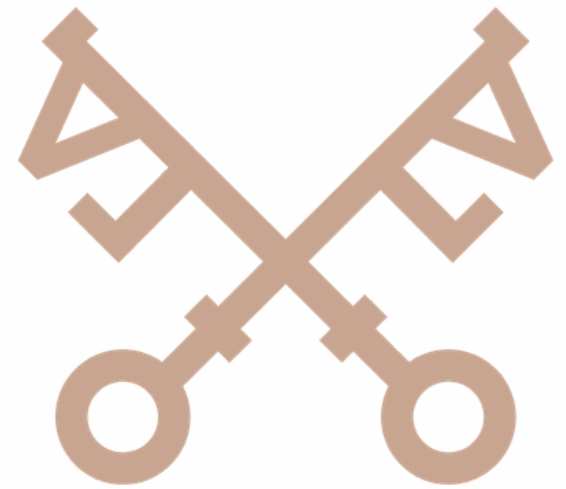


Honey Cottage, Whittington



# HONEY COTTAGE

## WHITTINGTON



Set within the highly sought-after village of Whittington, Honey Cottage is a wonderfully versatile family home that combines generous accommodation, beautiful countryside views and a delightful garden with the enormous advantage of being offered with no onward chain delay. The ground floor offers an impressive amount of living space. At the front, the traditional lounge provides a comfortable and cosy reception room, while a further reception room sits alongside the ground-floor bathroom. Currently shown on the floorplan as Reception/Bedroom Five, this is an exceptionally useful space: it could become a fifth bedroom, home office, playroom, snug or even provide accommodation for an older relative or teenager who would appreciate a little more independence. At the heart of Honey Cottage is the generous kitchen and dining area, extending to approximately 6.8 metres in length. There is plenty of scope here for buyers to make the space their own, while its connection with the rear reception room creates a particularly sociable arrangement. The rear reception is arguably one of the home's most appealing spaces. Filled with natural light from rooflights and extensive glazed doors, it enjoys a wonderful outlook over the garden and has the warmth and character of a wood-burning stove. It is easy to imagine this becoming the room in which everyday family life naturally gravitates – morning coffee overlooking the garden, long lunches with friends or simply sitting beside the fire as the seasons change outside. Doors open directly into the established rear garden, which feels wonderfully private and mature. Stone paving creates plenty of space for outdoor dining and entertaining, while colourful planting, established borders and traditional stone walling give the garden an attractive cottage feel. Beyond, the surrounding countryside provides a beautiful rural backdrop, with open views across fields towards the fells reinforcing just how special the setting is.







Property Type:

*Village House*

Square Footage:

*1633 sqft*

Council Tax Band:

*E*

EPC Rating:

*TBC*

Tenure

*Freehold*

*Take a closer look...*







# Why Whittington?

WHITTINGTON IS A PARTICULARLY ATTRACTIVE LUNE VALLEY VILLAGE, OFFERING THE KIND OF PEACEFUL RURAL SETTING THAT APPEALS TO BUYERS WHO WANT COUNTRYSIDE ON THE DOORSTEP WITHOUT FEELING ISOLATED. SURROUNDED BY ROLLING FARMLAND AND BEAUTIFUL WALKING COUNTRY, IT HAS A STRONG SENSE OF VILLAGE CHARACTER WHILE REMAINING JUST A SHORT DRIVE FROM KIRKBY LONSDALE, WITH ITS EXCELLENT INDEPENDENT SHOPS, CAFÉS, RESTAURANTS AND EVERYDAY AMENITIES.

FOR FAMILIES, THE LOCATION IS ESPECIALLY APPEALING THANKS TO CONVENIENT ACCESS TO HIGHLY REGARDED SCHOOLING IN KIRKBY LONSDALE, INCLUDING QUEEN ELIZABETH SCHOOL AND ST MARY'S PRIMARY SCHOOL. WITH THE YORKSHIRE DALES, LAKE DISTRICT AND WIDER LUNE VALLEY ALL WITHIN EASY REACH, WHITTINGTON COMBINES SCENERY, COMMUNITY AND CONVENIENCE EXCEPTIONALLY WELL, MAKING IT A WONDERFUL PLACE FOR FAMILIES, DOWNSIZERS AND ANYONE LOOKING FOR A QUIETER PACE OF LIFE IN A GENUINELY BEAUTIFUL PART OF THE COUNTRY.

Honey Cottage, Whittington



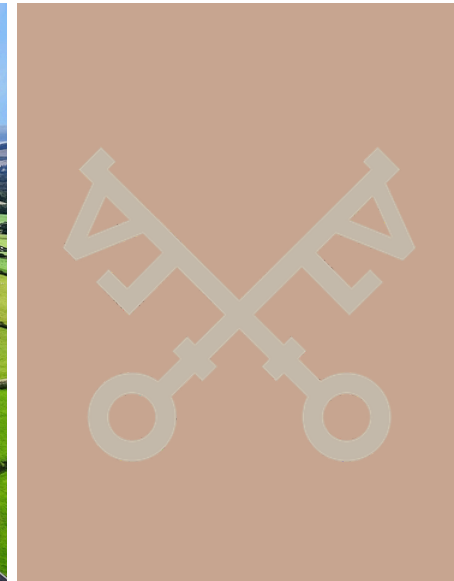




DOORS OPEN DIRECTLY INTO THE ESTABLISHED REAR GARDEN, WHICH FEELS WONDERFULLY PRIVATE AND MATURE. STONE PAVING CREATES PLENTY OF SPACE FOR OUTDOOR DINING AND ENTERTAINING, WHILE COLOURFUL PLANTING, ESTABLISHED BORDERS AND TRADITIONAL STONE WALLING GIVE THE GARDEN AN ATTRACTIVE COTTAGE FEEL. BEYOND, THE SURROUNDING COUNTRYSIDE PROVIDES A BEAUTIFUL RURAL BACKDROP, WITH OPEN VIEWS ACROSS FIELDS TOWARDS THE FELS REINFORCING JUST HOW SPECIAL THE SETTING IS.

























# WHERE CAN I FIND...



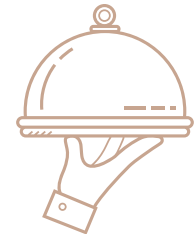
## The Closest Schools?

Queen Elizabeth School  
5 minute drive  
St Mary's Primary School  
5 minute drive



## The Local Shop?

Booths, Spar and countless  
local artisan vendors  
moments drive away from  
Whittington



## A Delicious Meal?

Platos - 5 minute drive



## Somewhere Nice to Walk the Dog?

Miles of endless rambling  
right on your doorstep!



## A Refreshing Pint?

The Sun Hotel - 5 minute drive



## Closest Transport Links Junction 36 - 17 Minute Drive

Bus Stop for Lancaster &  
Kirkby Lonsdale Schools  
1 min walk

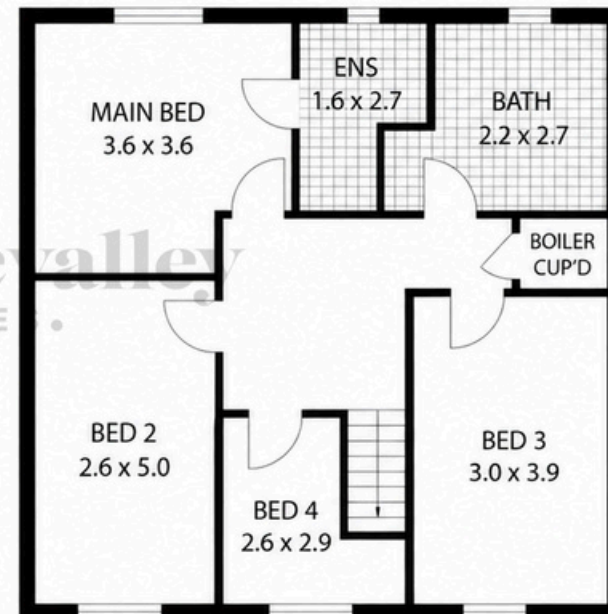
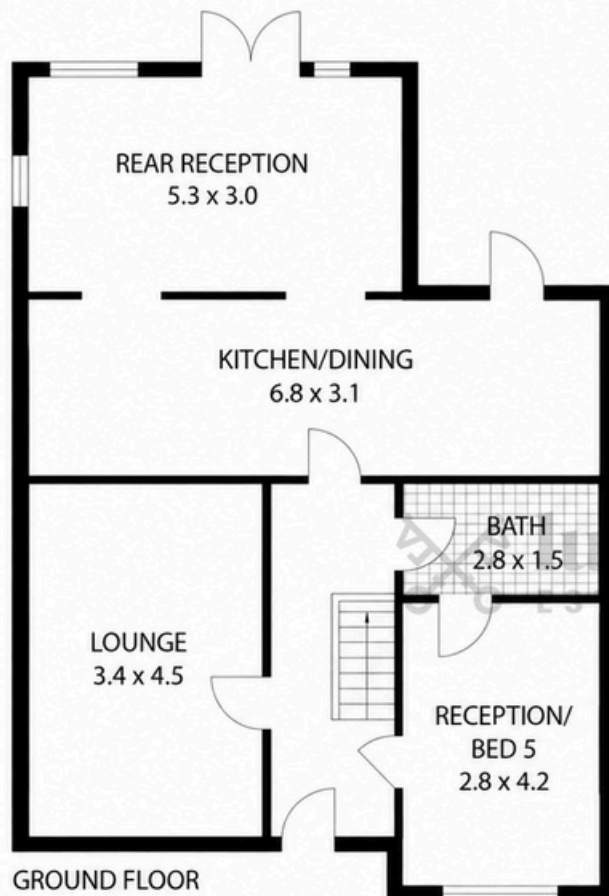








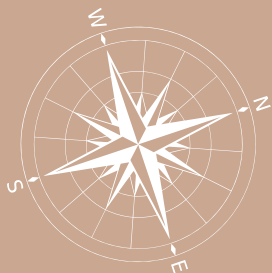




## 8 Loyne Park, Whittington LA6 2NL

INTERNAL AREA = 151.7 SQ.M - 1,633.2 SQ.FT

**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.



*Honey Cottage*

*Whittington*

Honey Cottage, Whittington, LA6 2NL



///continued.beards.shred



**lunevalley**  
**ESTATES.**

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