



# Gabriel Cottage

Tunstall | Carnforth | Lancashire | LA6 2QP

MSW HEWETSONS

"DESIGN AWARD WINNING PROPERTY"





# Gabriel Cottage

Guide Price of £1,295,000

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A stunning quality Grade II listed property which has been re-furbished and extended to a very high standard using the finest of quality materials and fittings. This includes a Brian Ramwell Handmade Bespoke Kitchen set in a light and airy modern open plan living arrangement surrounded on three sides with bi-folding doors overlooking mature gardens and a lake. Adjoining the property is an annex providing an open plan living dining kitchen and en-suite double bedroom. Externally are extensive gardens, a stunning lake with bridges, extensive terracing with views and mature trees and flowerbeds.

**Gabriel Cottage has recently won the 2016 Lancaster District Designs Awards. The awards give recognition to schemes both public and private whereby their external design and appearance adds to the attractiveness of the Lancaster District.**

High end technology has been installed throughout and cabled to a Hub Room and include CAT 5 & 6 data points and TV points from HD distribution system. Multi Audio Distributed Network and Cinema System.

There are storage sheds and an extensive forecourt providing generous parking areas and planning permission has been granted for garaging.

The property has double glazed windows throughout and has a Biomass Boiler which is subject to a transferable grant.

#### **Front Entrance**

Solid oak door with twin double glazed floor to ceiling panels opening into a vestibule with ceiling down lighting. Wall light point. Power and light.

#### **Cloak Room**

Concealed flush WC vanity unit with basin and complementary mixer tap attachment. Heated towel rail. Tiled floor with under floor heating. Vented extractor fan, window. Ceiling light point.

#### **Entrance Hall**

Tiled floor with under floor heating. Generous under stairs storage area with power points and lights. Oak staircase with glazed inserts. Beamed ceiling. Wall lights. Hard wired smoke detector. Power and light.

#### **Sitting Room**

Impressive room with large windows and fantastic views over the garden, lake and countryside beyond. Polished Limestone fireplace housing a Cast Iron wood burning stove. Three ceiling light points, five wall light points, ceiling down lighters. Wired for surround sound TV and sound Smart TV wiring. Power and light. Smoke alarm. Cupboard housing all the wiring etc. Small landing area with central

heating radiator and useful storage cupboard.

#### **Utility**

Fitted base and wall shaker style units with wooden work surfaces. Plumbed for automatic washing machine, space for a condensing dryer. Ceramic sink and drainer with mixer tap attachment. Space for a freezer. Double glazed door to the outside. Complementary wall tiling. Panel style central heating radiator.

#### **Snug**

Cosy and elegant family room having an original stone fireplace and wood burning stove. Beamed ceiling. Two deep sill windows with stone sills. Recessed shelved area. Two central heating radiators. Illuminated display recess. TV aerial socket, power and light.

#### **Office**

Fireplace with stone lintel and hearth housing a cream enamelled electric stove. Ceiling down lighting. Hard wiring for internet connection. Central heating radiator. Smoke detector. Original door with leaded glass panel leading to the cottage garden.

# Particulars of sale

## Hub Room

### Dining Room

Light and airy bright room with deep sill windows overlooking the cottage garden. Beamed ceiling. Central heating radiator. Power and light. Illuminated display recess.

### Living Dining Kitchen

Superb room having sprayed aluminium bi-folding doors with remote controlled concealed blinds. Two large double glazed remote controlled roof lights. Contemporary 'Gazco' inset electric fire. TV aerial socket. Porcelain tiled floor with under floor heating. Wired for 'Sonos' system. Bespoke hand painted kitchen by renowned local firm Brian Ramwell and Son. Illuminated larder unit. Two floor to ceiling pull out units. Belfast sink. Pewter five oven dual control 'Aga'. Double extractor concealed above granite splash back and up stands and work tops. Integrated 'Miele' combination microwave oven, 'Miele' dishwasher, 'Aga' fridge freezer. Island unit extending to a breakfast bar 'Quooker' boiling water tap. Tiled floor with under floor heating. Down lighting Island unit with storage all round and drawers and power points.

### Bedroom Five

Double room having a deep sill window overlooking the garden. A range of contemporary wardrobes and shelving with central dressing table. Central heating radiator. Beam to ceiling.

### En-Suite

Large shower enclosure with special effect lighting above. Concealed flush WC vanity unit. Fully tiled. Mirror. Heated towel rail

### Bedroom Two

Very spacious room with two deep sill windows with views over the lake. Fitted linen cupboard

with automatic lighting and oak doors. Beam to ceiling. Two central heating radiators. Smart TV. Power and light.

### En-Suite Bathroom

Contemporary 'Villeroy & Boch' suite with bath with central mixer taps. Large shower. Enclosed vanity unit concealed flush WC. Heated towel unit. Under floor heating. Down lighting. Two deep sill windows. Fully tiled.

### Bedroom Three

Good sized double bedroom with deep sill windows with views. Contemporary black and white wardrobes, cupboards, drawers and shelving and co-ordinating dressing table/ work station with storage. Central heating radiator. Ceiling down lighting. Power and light.

### En-Suite Bathroom

'Villeroy & Boch' Panelled bath with central mixer tape and pull out shower. Large shower cubicle. Vanity unit, low flush WC. Double glazed window. Fully tiled. Heated towel rail.

### Main Landing

Large window with views of the village and countryside beyond. Wall light point. Central heating radiator. Beam to ceiling. Power and light.

### House Bathroom

'Villeroy & Boch' suite housing a panelled bath with shower over and screen. Vanity unit and low flush WC. Mirror. Deep sill double glazed window. Beam to ceiling. Heated towel rail. Ceiling down lighters. Power and light.

### Bedroom Four

Guest room served by the house bathroom, which is immediately opposite. Deep sill double glazed window with views. Beam to ceiling. Smart TV. Ceiling down lighting. Central heating radiator. Power and light.

### Master Bedroom Suite Dressing Room

With fitted wardrobes, drawers and storage. Deep sill double glazed window. Loft access. Central heating radiator. Beam to ceiling. Power and light.

### En-Suite Bathroom

Stunning room having a central free standing contemporary bath with floor mounted central taps. Large shower enclosure. Cistern flush WC. Vanity unit with shallow sink, two heated towels rails, Illuminated recess. Beam to ceiling 'Sonos' throughout. Porcelain floor and wall tiles.

### Bedroom

Two double deep sill windows overlooking the beautiful garden. Beam to ceiling. Ceiling down lighting, two central heating radiators, power and light.

### ANNEX

### Entrance Hall

Central heating radiator.

### Bedroom

Wooden flooring. Stable door to the garden. Under floor storage cupboard. Central heating radiator.

### En-Suite

Large shower enclosure. Cistern flush WC. Vanity unit. Ladder towel rail. Ceiling down lighting. Tiled walls and floors. Double glazed window.

### Open Plan Living Dining Kitchen

Large open planned area with wood flooring three windows central heating radiator. Fitted shaker style kitchen units base, drawer and wall units, wooden work surfaces, integrated fan assisted oven and four ring halogen hob with chimney style extractor above. Excellent

complementary wall tiling. Plumbed for automatic washing machine. Fridge freezer. Ceiling down lighting. Loft access. Beamed ceiling. Power and light.

### External

Outside is a boiler house with a Biomass Boiler Cylinder. There are wrought iron gates to a paved courtyard with wood store. Extensive lawned gardens, a stunning Lake with two footbridges and mature planting. Specimen trees, feature Pagoda, extensive terraced seating areas enjoying views over the surrounding countryside. Excellent storage facilities by way of timber buildings, generous forecourt parking areas.

Planning Permission has been granted for the erection of garages.

### Services

Mains Electricity, mains water, private sewerage by way of septic tank, Biomass central heating boiler.

### Tenure

Freehold with vacant possession upon legal completion

### Council Tax

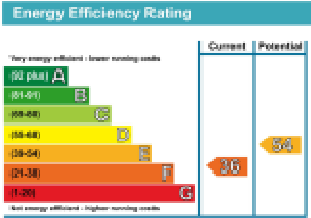
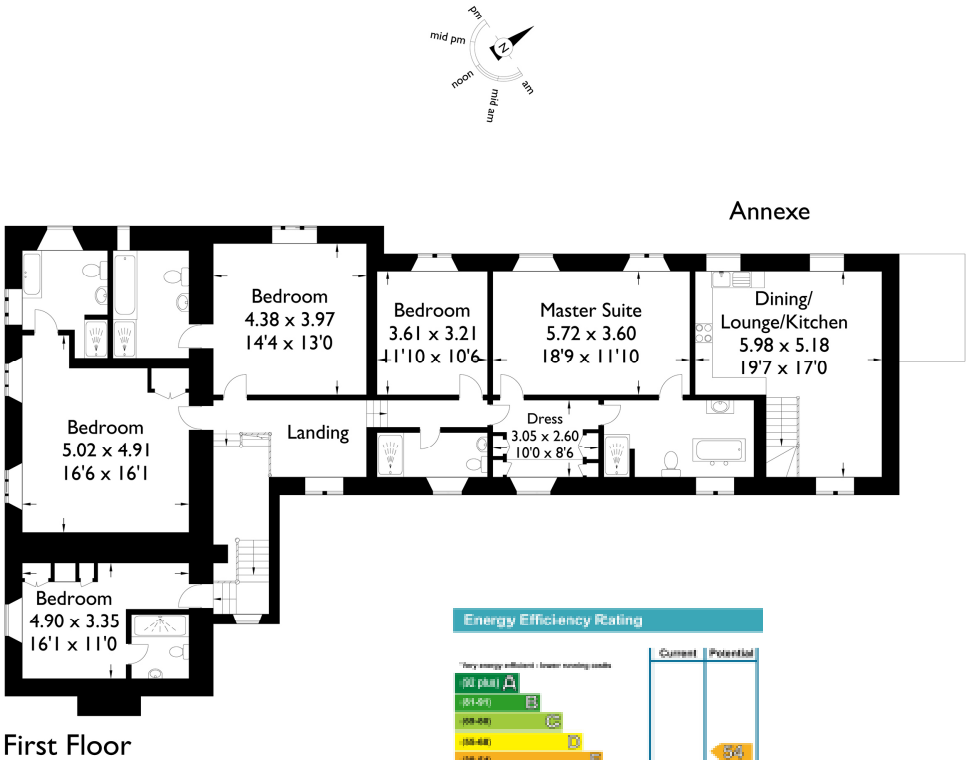
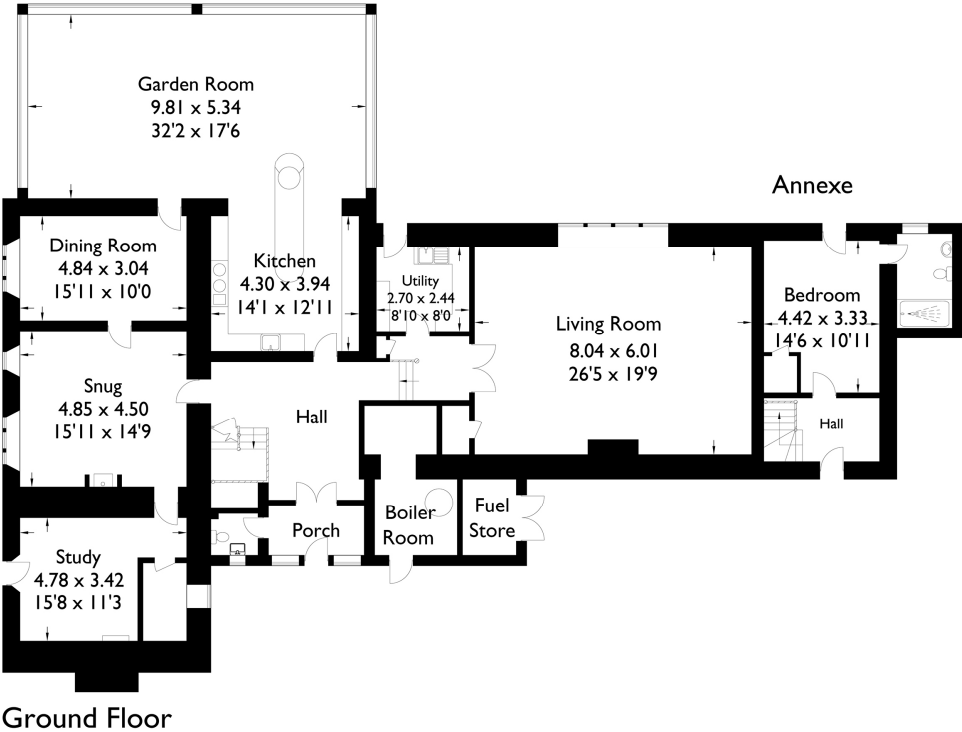
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# Gabriel Cottage

Approximate gross internal area : 470.34 sq m, 5062.69 sq ft  
Total : 470.34 sq m, 5062.69 sq ft



For illustrative purposes only. Not to scale.  
Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.









Annex







**MSW HEWETSONS**

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