



KIRKBY LONSDALE ESTATES



The Moat House, Thurland Castle, Tunstall, LA6 2QR

£545,000



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REDUCED BY £50,000 - MOTIVATED SELLERS. This elegant property forms part of the former Stallion stable block of the historic 11th century fully restored moated Castle, approached via automatic gates and a impressive tree lined driveway The Moat House is located in a courtyard. A welcoming Hallway leads to the fully fitted Breakfast Kitchen and to a Dining Room, the formal Sitting Room which has french windows leading to the delightful moated Garden with lovely views over the grounds. A Cloakroom completes the Ground Floor. To the First Floor there is a Master Bedroom with bespoke fitted wardrobes and furniture, plus a stylish En Suite Shower Room. There are 2 further Bedrooms each having fitted wardrobes and bedsides along with fitted headboards, coronets and drapes. A four piece family Bathroom completes this floor. Externally there is a charming private Garden which is moated and along with use or the 10 acres of landscaped grounds and a Tennis Court. There is a parking space adjoining the courtyard and the Double Garage is located in a separate garage block.
Viewing is essential to appreciate this stunning Lune Valley location.

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Front Entrance

Via timber door with double glazed inserts with double glazed leaded side panels. Opening into

Entrance Hall 8'8" x 7'7" (2.64m

Travertine flooring. Ceiling cornicing, dados rails, panelling and central heating radiator in a decorative cover. Staircase leading off

Cloakroom

Low flush wc and wall mounted basin. Travertine flooring. Panelled to dado height. Extractor fan.

Breakfast Kitchen 14'6" x 13'5"

Having a comprehensive rang of modern base drawer and wall units (Siematic), granite work surfaces. 1½ bowl stainless steel sink unit and mixer tap attachment. Oak breakfast bar , integrated Neff electric oven and microwave. Fridge and freezer, Indesit washer dryer. Neff dishwasher, Neff hob with concealed extractor above. Travertine flooring. Central heating radiator. Double glazed leaded window overlooking the moat and grounds. Small double glazed window to front

Dining Room 14'7" x 11'6"

Lovely light and airy room having 4

double glazed and leaded windows. Ceiling cornicing, 2 wall light points and ceiling downlighters. Central heating radiator in decorative cover. Steps down to

Sitting Room 21' x 15'8" (6.40m

Impressive room having 3 large double glazed leaded windows and double glazed french doors leading to the garden. Living flame gas fire housed in a limestone surround. 2 central heating radiators in decorative covers. Ceiling cornicing. Television aerial socket. Power and light.

Landing

First floor landing having double glazed and leaded windows. Stained and leaded with coat of arms panelled walls to dado height. Central heating radiator in decorative cover. Cylinder cupboard.

Master Bedroom 15'4" x 12'9"

Having fitted headboard and cornicing. A range of wardrobes, dressing table, open shelving, drawers and cupboards. One providing concealed space for a television. Drapes and blinds. Central heating radiator in decorative cover. Views over the grounds.

En-Suite

Large shower enclosure. Pedestal wash basin and low flush wc. Travertine flooring and wall tiling. Central heating radiator and towel rail. Double glazed leaded window. Shelf and illuminated mirror.

Bedroom 2 14'3" x 12'4" (4.34m

Good double room, ceiling cornicing and panelling to dado height. Fitted wardrobes. Central heating radiator in decorative cover. Double glazed leaded window. Television aerial socket. Power and light. Fitted head board, drapes and coronet over bed.

Bedroom 3 12'2" x 10'5" (3.71m

Double room with fitted wardrobes and cornicing. Fitted head board with coronet, drapes and blinds. Central heating radiator in decorative cover. Power and light.

Bathroom

4 piece with corner bath, pedestal wash basin, shower enclosure and low flush wc. Travertine flooring and splashback . Extractor fan.

Outside

Has a beautiful south facing garden along side the moat. Separate parking and visitor parking. There is also use of



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10 acres of landscape gardens and a tennis court.

Garage

Double garage with power and water.

Postcode

LA6 2QR

Directions

From our office proceed back through the town at the T junction turn left on to the A65 then take the 2nd right on to the

A683 follow the road through Burrow, then through the village of Tunstall, upon leaving Tunstall Thurland Castle is located on the left hand side.

Services

Mains Water

Mains Electric

Calor Gas Central Heating

B4RN connected (Super fast Rural Broadband)

Tenure

Lease hold (The remainder of a 999 year lease) (commenced 2000)

Service Charge £941.91 per quarter which cover Castle grounds maintenance, all external lighting, treatment plant, gas torches.

Council Tax Band

Band F (Lancaster Council)

Date Listed

6th May 2017

Stamp Duty

[Http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm](http://www.hmrc.gov.uk/tools/sdlt/land-and-property.htm)

Viewings

BY APPOINTMENT WITH AGENTS
KIRKBY LONSDALE ESTATES 015242 71314

MARIA PARTINGTON Mobil
07725659574 (maria@thurland-castle.co.uk)

Selling Your Property

Are you thinking of selling your property?

If you would like to obtain an independent and completely free market appraisal, please contact our Kirkby Lonsdale office on (015242) 71314

Opening Times

Weekdays 9.30 am - 5.30 PM

Saturdays 10.00 am - 4.00 PM

Disclaimer

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outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services





