



Cow Brow foot, Lupton, LA6

£350,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 5

This stunning home is well presented and finished to a very high standard throughout. The home has an amazing open plan ground floor, perfect for modern family living. The kitchen is very modern and well laid out with integrated white goods. There is also a living area with solid fuel fire and a din

Key features:

- Solid Fuel Fires
- Five Double Bedrooms
- Converted Bar
- Large Garden Area
- Integrated White Goods
- Open Plan
- Large Driveway
- Ensuite
- WC
- Character Property
- B4RN high speed internet

Extra info:

- **Property Age:** 140 years
- **Council Tax:** Band C (£1666.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Private Driveway



This stunning home is well presented and finished to a very high standard throughout. The home has an amazing open plan ground floor, perfect for modern family living. The kitchen is very modern and well laid out with integrated white goods. There is a living area with solid fuel fire and a dining area. The ground floor has stunning stone flooring. There is a utility room and separate WC. The first floor has three double bedrooms, with the master benefitting from a stunning modern four-piece ensuite with a separate walk-in shower. There is a second lounge on the first floor with yet another stunning solid fuel fire. The second floor has a further three double bedrooms alongside a fully fitted modern four piece bathroom suite with a separate walk-in shower. There is yet another bedroom in the converted attic, taking full advantage of the amazing views in the surrounding area. The property also has B4RN super fast broadband.

There are even further options for entertaining with a converted garage which is now a fully fitted bar as well as a stunning, low maintenance, enclosed garden and driveway suitable for three cars. There are amazing, panoramic views surrounding the home. There are excellent transport links with the A65 leading to the M6. Viewings here are a must!

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

5 Cow Brow Foot, Cow Brow, Lupton, CARNFORTH, LA6 1PH

Dwelling type: Mid-terrace house	Reference number: 9288-0005-6237-5370-1290
Date of assessment: 18 March 2020	Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 March 2020	Total floor area: 191 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,453
Over 3 years you could save	£ 8,403

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 363 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; width: fit-content; margin: 0 auto;"> You could save £ 8,403 over 3 years </div>
Heating	£ 11,412 over 3 years	£ 3,291 over 3 years	
Hot Water	£ 729 over 3 years	£ 396 over 3 years	
Totals	£ 12,453	£ 4,050	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
	28	83

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 603
2 Room-in-roof insulation	£1,500 - £2,700	£ 2,586
3 Internal or external wall insulation	£4,000 - £14,000	£ 2,838

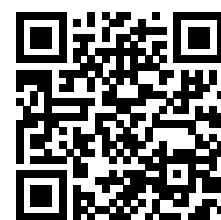
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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