

PFK

Weathertop House, Ravenstonedale, Kirkby Stephen, Cumbria CA17 4NQ

Guide Price: £850,000





LOCATION

Described by Alfred Wainwright as one of Cumbria's hidden gems, Ravenstonedale is an unspoilt and picturesque village lying at the north end of the Howgill fells, within the Yorkshire Dales National Park. Weathertop House is situated at the edge of the village and enjoys panoramic views. There is a thriving community with church, local nursery school and two well regarded public houses, one with an award-winning restaurant. There are some superb walks in the area, with the town of Kirkby Stephen approximately 4 miles away and Sedbergh, with its renowned school, is just a short 20 minute drive, with Junction 38 of the M6 easily accessible from the property at approximately 6 miles away.

PROPERTY DESCRIPTION

Weathertop House is situated on the outskirts of Ravenstonedale village and enjoys panoramic views.

Built to an exceptionally high standard by the current owners, the property lies in an Area of Outstanding Natural Beauty within the Yorkshire Dales National Park. The modern and contemporary accommodation provides flexible living arrangements with bedrooms to both floors and floor to ceiling windows which take in the outstanding views.

The reception hall is situated over three levels and provides access to all ground floor rooms as well as the first floor mezzanine sitting/reading room. To the ground floor you will find a large open plan lounge, dining and kitchen area and an additional reception/dining room, bedroom with ensuite shower room, cloakroom/WC and a laundry room. To the first floor the open plan mezzanine sitting/reading room enjoys fantastic views across the Yorkshire Dales and gives access to two bedrooms which include the principal bedroom with dressing room and ensuite bathroom, the additional third bedroom with ensuite shower room and a nursery/box room. Externally there is a garden/terrace enjoying the panoramic views across the Howgill Fells and a further terraced garden area. The hot tub is situated to the side of the property with parking for 3/4 vehicles to the rear, together with an outhouse housing the Biomass boiler which is shared with The Chantry next door.

This beautiful area offers a fantastic opportunity for walkers, cyclists, and wildlife watchers. Kirkby Stephen is situated approximately 4 miles away and further afield are the old market towns of Kendal, Barnard Castle, Kirkby Lonsdale, Sedbergh and 40 minutes away is the Lake District National Park.

ACCOMMODATION

Reception Hall

Accessed via front door with glazed panels to either side. With oak staircase leading to the first floor and steps down, giving access to the ground floor rooms.

Hallway

With understairs storage cupboard, radiator and doors giving access to all ground floor rooms.

Open Plan Living/Dining/Kitchen

8.52m (max) x 4.32m (27' 11" x 14' 2") A large, light and airy dual aspect room with double doors leading out on to the open terrace, enjoying breathtaking open views.

The living/family area has recessed wood burning stove with log store below, radiator and tiled flooring.

The kitchen area is fitted with a range of modern, wall, base and drawer units with complementary worksurfacing and upstands, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include Neff hob with extractor over, separate, eye level Neff double oven/grill, fridge freezer and dishwasher, breakfast bar providing informal dining space, tiled flooring and walk in pantry providing storage.

Dining Room

5.94m x 3.70m (19' 6" x 12' 2") A generous reception room with radiator, tiled flooring and sliding doors opening out on to the terrace and enjoying far reaching open views.

Cloakroom/WC

Fitted with wall mounted wash hand basin and concealed cistern WC, vertical heated chrome towel rail, part tiled walls and tiled flooring.

Laundry Room

2.98m x 1.91m (9' 9" x 6' 3") Fitted with wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing and space for under counter washing machine and tumble dryer, part tiled walls, vertical heated chrome towel rail. door giving access to the boiler room which houses the hot water cylinder, fusebox and heating controls.

Bedroom 1

4.93m (plus door recess) x 4.32m (16' 2" x 14' 2") Large double bedroom with floor to ceiling windows and double doors opening out onto the front terrace and lawn, enjoying superb far reaching views. Built in wardrobes/storage, radiator and door to ensuite.

Ensuite Shower Room

2.30m x 1.81m (7' 7" x 5' 11") Fitted with three piece suite comprising walk in shower cubicle with mains shower, concealed cistern WC and wall mounted wash hand basin. Vanity mirror area with shelf, vertical heated chrome towel rail, part tiled walls and tiled flooring.

FIRST FLOOR

Mezzanine Sitting/Reading Room

5.94m x 4.78m (19' 6" x 15' 8") (max measurements) A light and airy space enjoying plenty of natural light from the four, full length Velux windows and through the glass balustrades from the galleried landing overlooking the entrance hallway. With radiator and doors leading to all first floor rooms

Bedroom 2

4.81m x 4.31m (15' 9" x 14' 2") Large double bedroom with radiator and floor to ceiling windows and doors enjoying superb open views over the garden and beyond.

Dressing Room

2.53m x 2.57m (8' 4" x 8' 5") (exc door recess) Situated off bedroom 2, this room provides storage space with hanging rail and radiator.

Ensuite Bathroom

3.51m x 2.62m (11' 6" x 8' 7") Fitted with modern white five piece suite comprising twin wash hand basins, large walk in shower cubicle with mains shower, freestanding bath and concealed cistern WC. Two vertical heated chrome towel rails, part tiled walls, tiled flooring and obscured window.

Bedroom 3

5.32m x 4.32m (17' 5" x 14' 2") Large double bedroom with radiator, floor to ceiling windows and doors enjoying open views, built in double wardrobe/storage unit and door to ensuite shower room.

Ensuite Shower Room

3.31m x 2.12m (10' 10" x 6' 11") Fitted with modern, white three piece suite comprising large, walk in shower cubicle with mains shower, wall mounted wash hand basin and concealed cistern WC. Vertical heated chrome towel rail, part tiled walls and tiled flooring, wall mounted, shelved vanity unit and obscured window.

Nursery/Office

4.11m x 1.88m (13' 6" x 6' 2") With loft access, Velux window, radiator and door giving access into an additional eaves storage cupboard.

EXTERNALLY

Gardens and Parking

The property is accessed from a side lane and benefits from offroad parking for three to four cars immediately outside the main entrance to the rear, where there is also a store housing the Biomass boiler. To the front of the property, there is a large, terraced garden with artificial lawned areas, well stocked shrub borders and seating areas from where to enjoy the beautiful, panoramic views. Gated side access leads to the hot tub and round to the rear parking area and the main entrance to the property.

ADDITIONAL INFORMATION

Tenure, EPC & Council Tax

The tenure is freehold.
The EPC rating is B.
The Council Tax band is TBC.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

SALE DETAILS

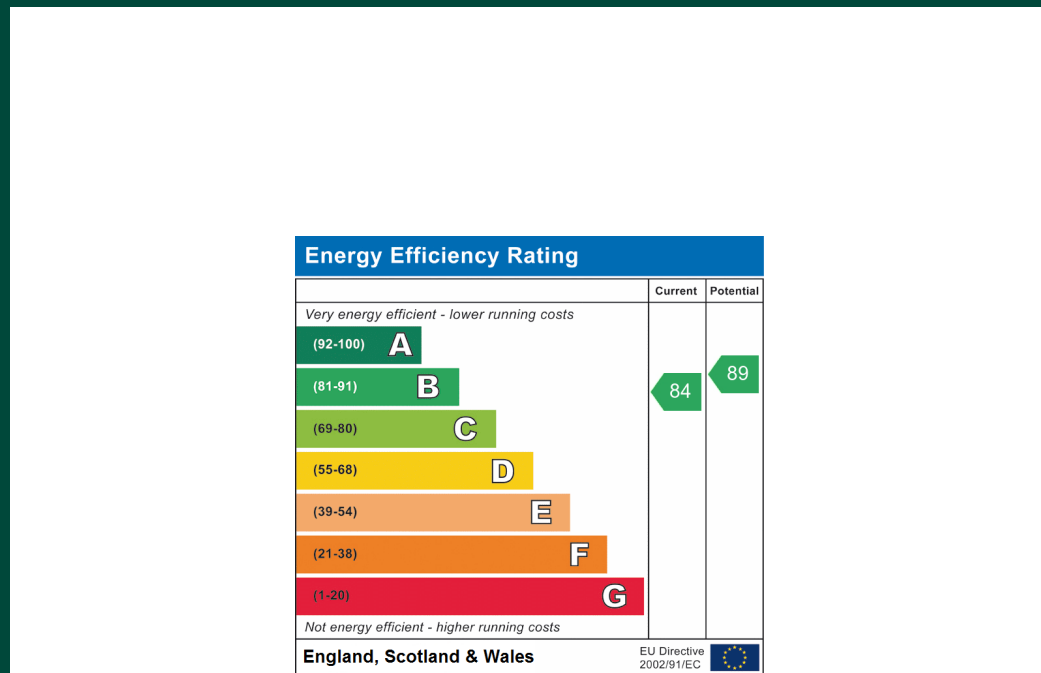
Mains electricity and water. Sewerage pump drainage, Bio Mass central heating system as a renewable energy source and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: Travelling from the direction of J38 of the M6 motorway, follow the A685 Kirkby Stephen road to Ravenstonedale. At the second sign to Ravenstonedale, turn right and follow the road to the left into the village. Continue through the village to the Black Swan restaurant and follow the road to the right. Continue along this road and take the first right immediately before the green on your right hand side, following the road off to the left down a narrow lane. Continue to the end of the lane and Weathertop House can be found on the left hand side.

The property can also be located by using
What3words ///hinderin.tripped.dizzy





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