

Cumbrian Properties

Lismore Cottage, 1 Front St, Calthwaite



Price Region £180,000

EPC-

Cottage | Desirable village location
1 reception | 2 bedrooms | 1 bathroom
Generous rear garden | 2 storey barn | No chain

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2/ LISMORE COTTAGE, 1 FRONT STREET, ARMATHWAITE

An exciting opportunity to renovate a gorgeous cottage with large rear garden and a two storey barn located in the heart of the desirable village of Armathwaite. Internally the property requires full renovation with accommodation that briefly comprises of lounge, dining kitchen, large first floor landing space, two bedrooms and bathroom. Outside the property has a wonderful tiered garden with stunning views over the village and countryside and a two-storey barn that has previously been used as a workshop. Located in one of the most desirable villages in the Eden Valley with beautiful river walks from your doorstep, great amenities including two pubs, a shop and post office, train station on the Carlisle to Settle line and a primary school. This village really does have it all. Sold with no onward chain, viewing is essential to fully appreciate the huge potential this property has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via double glazed door into hallway area
HALLWAY AREA Open plan onto the lounge.

LOUNGE (13'2 x 10'5) Double glazed window to the front, electric fire with wooden surround, two in built shelved storage cupboard to one alcove and door to dining kitchen.



LOUNGE

DINING KITCHEN (14'7 max x 10'3) A range of wall and base units, single bowl sink with drainer and mixer tap and plumbing for washing machine. UPVC double glazed door to the garden, single glazed wood framed window to the rear, staircase to the first floor and understairs shelved pantry with single glazed window to the rear.



DINING KITCHEN

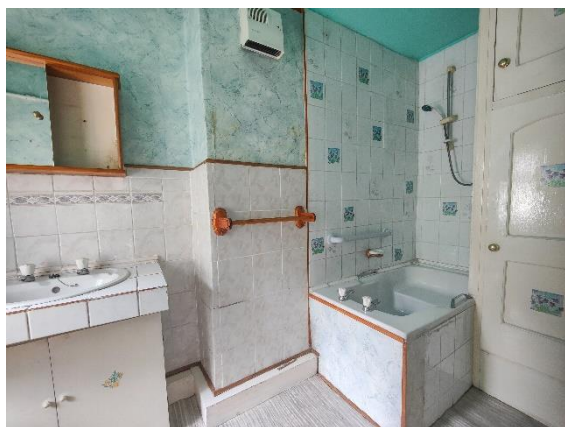
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FIRST FLOOR LANDING Single glazed wood framed window to the rear and door to spacious landing area (10'4 x 8') with single glazed window to the rear, loft access via a pull down ladder and doors to bedrooms and bedroom.



LANDING

BATHROOM 4' bath with shower above, built in airing cupboard housing the hot water tank, low level WC, wash hand basin and single glazed window to the rear.



BATHROOM

BEDROOM 1 (10'6 x 9') UPVC double glazed window to the front.

BEDROOM 2 (10'6 x 9'6 max) UPVC double glazed window to the front.



BEDROOM 1



BEDROOM 2

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OUTSIDE To the front of the property there is readily available on street parking. The rear garden incorporates steps leading up to a paved patio seating area and wooden steps leading up to a **STONE BARN**. The ground floor space measures 15' x 10'10. External stone steps lead up to access the first floor of the barn which measures 15' 2 x 10'7.

From the barn, steps lead up to the next part of the garden including hedgeline down the left hand side, various flower and shrub beds, seating areas and a final patio seating area at the very top with a wooden pergola.



GROUND FLOOR OF BARN



FIRST FLOOR OF BARN



BARN

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REAR GARDENS

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TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band A

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