

**THE HAVEN,
RAVENSTONEDALE,
KIRKBY STEPHEN**

**Edwin
Thompson**



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The Haven, Ravenstonedale,

KIRKBY STEPHEN, Cumbria, CA17 4NQ

Brief Résumé

The Haven is an impressive detached double fronted period property benefitting from three double bedrooms, two reception rooms and splendid views of the open countryside. The property is in need of modernisation.

Description

A unique opportunity to acquire a splendid, detached Grade II listed property with double fronted bay windows in a traditional build of stone and slate. Ravenstonedale is a delightful village at the North end of Howgills fells in Cumbria. This quaint and picturesque village offers local amenities including a shop, two pubs, a church and nursery school. There are superb walks in the area and a delight for keen cyclist and outdoor enthusiasts. The village is situated approximately four miles south of Kirkby Stephen, a market town of historic architecture, cobbled yards and independent shops. Sedbergh is approximately 11 miles and has a wide array of shops, pubs, restaurants, doctors, dentists and primary and secondary schools.

From the front, the Haven is a extremely handsome property. A low Lakeland stone wall encases the front garden with mature hedging, offering privacy. Decorative wrought iron railing sits atop the wall with a gate in the centre. A paved pathway leads to the front door and into a porch. A glazed door takes you from here to the entrance hall. Access to all downstairs rooms is from here with a staircase taking you to the first floor. To the right of the hallway is a lovely reception room with large bay window and stunning open views. This room also has a woodburning stove with slate surround and hearth. Across the hallway is a further reception room with large bay window and views, these windows allow natural light to flood the rooms. The second reception room has an open fireplace with stone surround and hearth. The kitchen is a good size with some wall and base units. A window looks to the rear cottage style garden, a door from the kitchen enters the back porch with door to the rear garden. To the side of the kitchen is a large pantry with stone worktops and wall cupboards. To finish

the ground floor, just off the hallway is a large storeroom with fitted shelves and space to hang coats and store shoes and boots.

The staircase from the hallway takes you to the first floor where a large arched window looks to the rear garden. Bedroom one is a large double with a window facing the rear garden. Bedroom two and three both face the front and are very large doubles, having spectacular views of the open rolling country side. The bathroom has a shower cubicle and bath with a separate WC. Last but not least is a walk in airing cupboard housing hot water cylinder.

Outside, to the front, the garden is encased by Lakeland stone walls and mature hedging. A pathway takes you from the front gate to the front door with grassed areas to both sides. A driveway runs the length of the property to the left. To the rear, there is a patio area and stone wall with steps up to the grassed lawn with mature trees, shrubs and plants. There are three stone outhouses to the rear garden.

What3words - ///catchers.firepower.bloodshot

Accommodation:

Entrance

Entrance to the front door and porch is from the front gate and path.

Entrance Porch

Part glazed door.

Entrance Hall

Access to all downstairs rooms. Staircase to first floor. Two radiators.

Reception Room One

Large room with bay window looking to the front of the property and views. Chimney breast housing wood burning stove with slate surround and hearth. Picture rail. Two radiators.

Reception Room Two

Large room with bay window looking to the front of the property and views. Open fire with stone surround and hearth. Two radiators. Picture rail.

Kitchen

Spacious room with some wall and base units with contrasting work tops. Single bowl sink and drainer. Large recess with sandstone surround. Window to rear garden. Floor mounted Worcester oil fired boiler. Radiator. Door to

Back Porch

Window to rear garden. Door to rear garden. Plumbing for washing machine

Pantry

From the kitchen, a short corridor takes you to the pantry. Window to rear. Stone work tops. Wall mounted shelving. Radiator. Door to small storage cupboard.

Store Room

Fitted shelves. Large space to hang coats and storage.

Stairs to First Floor

Landing

Half landing. Access to all rooms. large, long arch window looking to the rear garden.

Bedroom One

Large double bedroom. Window looking to the rear garden. Radiator

Bedroom Two

Large double bedroom. Two windows looking to the front with lovely views of the surrounding countryside. Radiator.

Bedroom Three

Large double bedroom. Window looking to the front with lovely views of the surrounding countryside. Feature fireplace with stone surround and tile hearth. Radiator.



Bathroom

Shower cubicle with Triton electric shower. Bath. Wash hand basin. Window to rear garden. Part tiled to walls. Ladder style radiator.

WC

WC. Window to rear.

Airing Cupboard

Large walk in space with shelving on both sides. Hot water cylinder.

Outside

To the front, the garden is bordered by Lakeland stone wall and mature hedging. The garden is laid to lawn with a path running central to the front door from the front gate. A driveway runs along the length of the property to the left hand side. To the rear, there is a patio area with Lakeland stone wall and steps up to the garden that is laid to lawn with a range of mature shrubs and plants. There are three stone outhouses.

Services

The property is connected to mains water, electricity and drainage. The heating is via the oil-fired boiler in the kitchen. Hot water tank in the airing cupboard.

Tenure

Freehold

Agent's Note

The property is Grade II Listed.
Mobile phone and broadband results not tested by Edwin Thompson Property Services Limited.

Council Tax

The vendor has advised us the property is within The Westmorland & Furness Council and is council tax band E. 2024/2025 is £2734.53 per annum.



Mobile phone and Broadband services

CA17 4NQ		Mobile Signal			
		Voice	3G	4G	5G
Three	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗
Vodafone	Indoor	✗	✗	✗	✓
	Outdoor	✓	✗	✓	✓
O2	Indoor	✗	✗	✗	✗
	Outdoor	✓	✓	✓	✗
EE	Indoor	✓	✗	✓	✗
	Outdoor	✓	✓	✓	✗

✓ Good Coverage ⚠ You may experience problems ✗ No coverage
5G ✗ Not yet available in this area

*Information provided by the signalchecker.co.uk website

Offers

All offers should be made to the Agents, Edwin Thompson Property Services Limited.

Viewing

Strictly by appointment through the Agents, Edwin Thompson Property Services Limited.



CA17 4NQ	Broadband
FTTH/FTTP	✓
Ultrafast Broadband (>=100 Mbps)	✓
Superfast Broadband (>24 Mbps)	✓
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Wireless	✓
LLU	✗
ADSL2+	✓
ADSL	✓

Average in CA17 4NQ in the last 12 months:

⬇ Download: 15.2 Mbps

⬆ Upload: 5.2 Mbps

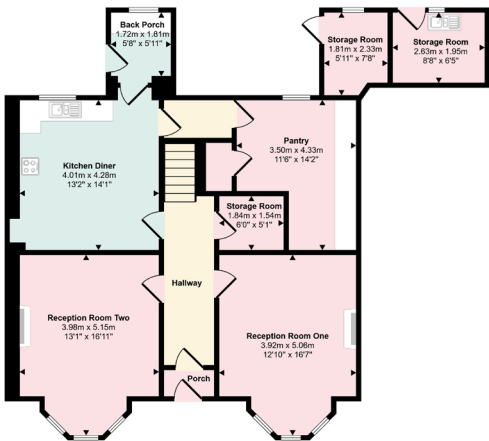
*Information provided by the thinkbroadband.com website.
Based on using BT as a provider ONLY

REF: K3051395

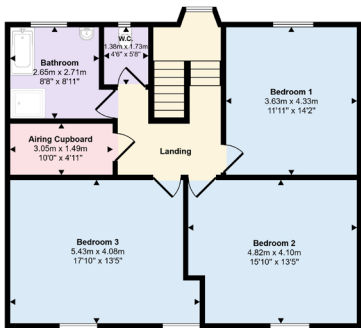


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Ground Floor
Approx 103 sq m / 1104 sq ft



First Floor
Approx 86 sq m / 926 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	46	
21-38	F		
1-20	G		

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