

Cumbrian Properties

Green Farm Cottage, Stockdalewath, Dalston



Price Region £495,000

EPC-G

Characterful cottage | Village location
3 reception rooms | 4 bedrooms | 2 bathrooms
Gardens & parking | Summer House

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2/ GREEN FARM COTTAGE, STOCKDALEWATH, DALSTON

An excellent opportunity to purchase a characterful, four bedroom, two bathroom, three reception room cottage situated in the rural hamlet of Stockdalewath. The immaculately presented property has been fully renovated to a high standard, whilst retaining many of the original features. The unique accommodation benefits from LPG central heating and double glazing and briefly comprises dining kitchen with oil fired Aga, boot room, cloakroom, walk-in pantry and utility room. Lounge, dining room and second reception room with adjoining wet room and spiral staircase leading to bedroom 3. To the first floor there are two further bedrooms. fourth bedroom/dressing room, and family shower room. Good size lawned rear garden with summer house, double shed and log store. Off-road parking for four vehicles with electric car charging point, vegetable plot and lawn to the front enjoying open countryside views.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Glazed composite door into the dining kitchen.

DINING KITCHEN (15'6 max x 14' max) Fitted kitchen with oil fired Aga, porcelain sink and drainer, island with granite worksurfaces, radiator, panelled ceiling and wood effect flooring with electric underfloor heating. Steps and door to bathroom, doors to boot room, lounge and walk-in pantry with original sandstone sconces. Bi-folding doors to the front elevation.



DINING KITCHEN

BOOT ROOM Belfast sink, tiled flooring, panelled walls, double glazed window, ceiling spotlights and door to cloakroom.

CLOAKROOM WC, ceiling spotlights, tiled flooring and panelled walls.

WALK-IN PANTRY Tiled flooring, space for fridge freezer, double glazed frosted window, double glazed Velux window and door to utility room.

UTILITY ROOM Porcelain sink and drainer, plumbing for washing machine and dishwasher, electric oven and four ring electric hob, Worcester LPG combi boiler, original ceiling beam, radiator, part wood panelled walls and double glazed window.

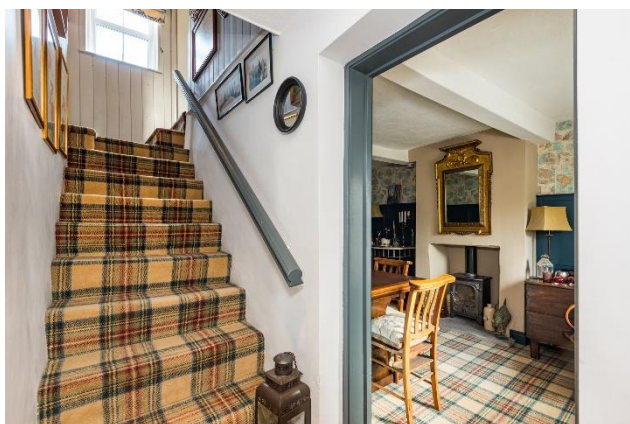
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LOUNGE (15'4 max x 12' max) Original stone fireplace housing a log burner, double glazed window, radiator with cover and two fitted storage cupboards. Door to rear hall.



LOUNGE

REAR HALL Ceiling spotlights, staircase to the first floor, UPVC door to the front and door to dining room.



REAR HALL

DINING ROOM (13'6 max into bay window x 8'6 max) Original stone fireplace housing a log burner, radiator, double glazed bay window, part wood panelled walls, two ceiling beams and "secret bookcase" door leading to reception room 2.



DINING ROOM

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BOOKCASE DOOR TO
RECEPTION ROOM 2

RECEPTION ROOM 2 (25'4 max x 9'6 max) Multi fuel stove, original stone feature wall, part glazed ceiling, double glazed window, spiral staircase to bedroom 3 & door to wet room.



RECEPTION ROOM 2

WET ROOM Fully tiled with double glazed Velux window, two original ceiling beams, overhead shower, WC, wash hand basin and electric underfloor heating.



WET ROOM

BEDROOM 3 (14'4 x 8'5) Double glazed Velux window, UPVC double glazed window, fitted shelf and desk and radiator.

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BEDROOM 3

FIRST FLOOR LANDING Panelled walls and ceiling, UPVC double glazed window, doors to bedrooms 1 and 2.

BEDROOM 2 (13'5 x 9'5) Original feature fireplace with tiled inset and wooden surround, two oak ceiling beams, radiator, part wood panelled wall, double glazed Velux window and UPVC double glazed window.



BEDROOM 2

BEDROOM 1 (20' max x 13'3 max) Wood flooring, original ceiling beams, UPVC double glazed window, radiator, original feature stonework and door to dressing room/bedroom 4.

DRESSING ROOM/BEDROOM 4 (13'5 max x 10' max) Original single glazed sash window, radiator and door to family shower room.



BEDROOM 1



DRESSING ROOM/BEDROOM 4

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FAMILY SHOWER ROOM (13' x 10') Fully tiled double shower cubicle, low level WC, marble topped wash stand with a copper wash hand basin. Feature wood panelled walls, ceiling spotlights, wooden flooring, radiator, copper wall lights, heated towel rail, fitted storage cupboard, Velux window and UPVC double glazed frosted window. Wooden staircase to the ground floor.



SHOWER ROOM

OUTSIDE Gravelled driveway to the front providing parking for two vehicles with electric car charging point. Lawned front garden with additional parking for one car, vegetable plot, raised flower beds and generous shed with log store. To the rear of the property is a gravelled seating area with steps up to a lawned garden incorporating summer house, further log store and apple trees.



GARDENS

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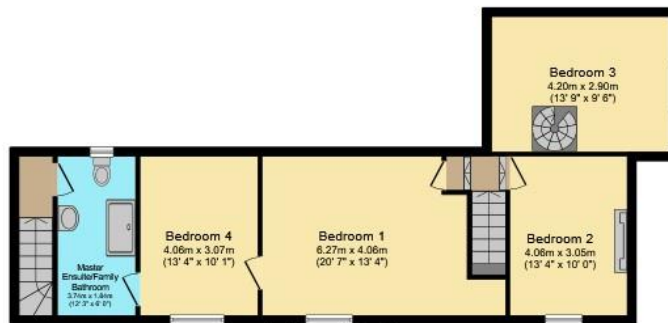


SUMMER HOUSE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



Ground Floor



First Floor

Total floor area 160.1 sq.m. (1,723 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area) openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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