

# PFK

1 and 2 Midtown, Ravenstonedale, Kirkby Stephen CA17 4NG  
Offers Over: £260,000







PINK



## LOCATION

Ravenstonedale sits just to the north of the majestic Howgill Fells on the periphery of the Yorkshire Dales National Park. The village is conveniently placed for junction 38 of the M6 motorway with access to Penrith, Carlisle, Lancaster, Preston and beyond. Ravenstonedale also benefits from two great pubs and a nursery school.

## PROPERTY DESCRIPTION

A rare opportunity to purchase two, traditional stone built cottages located in the charming village of Ravenstonedale. Although currently two separate entities these cottages have an interconnecting door which, subject to consent, could easily allow them to be incorporated into one dwelling.

Oak Cottage offers living room, kitchen/diner, two bedrooms and a family bathroom. This property also benefits from a garden and off road parking.

Honeysuckle Cottage provides living room, kitchen/diner, one bedroom and a shower room.

Both cottages benefit from a stone outhouse, each offering storage for logs and coal. Both outhouses also have WC's.

The cottages have previously been operated as holiday lets. All contents in both the properties and outhouses will be included in the sale.

## OAK COTTAGE (NO 1)

### Living Room

3.25m x 3.74m (10' 8" x 12' 3") Accessed via front entrance door. This is a good sized reception room with window to front elevation, open fireplace, radiator and interconnecting door into adjoining Honeysuckle Cottage.

### Kitchen/Diner

3.39m x 2.61m (11' 1" x 8' 5") Fitted with a good range of base units with complementary, laminate work surface and stainless steel sink/drainage unit. Space for freestanding appliances, built in storage and space for dining table. Window to rear aspect, radiator, stairs to first floor accommodation and door providing access to the rear of the property.

### First Floor

#### Bedroom 1

3.19m x 2.75m (10' 6" x 9' 0") Front aspect, double bedroom with radiator

#### Bedroom 2

2.47m x 2.2m (8' 1" x 7' 3") A rear aspect, single bedroom with radiator and built in storage.

#### Family Bathroom

1.42m x 1.85m (4' 8" x 6' 1") - slight restricted head height. Fitted with electric towel rail, extractor fan and three piece suite comprising bath with electric shower over, WC and wash hand basin.

## EXTERNALLY

This property benefits from a small, walled area to the front, lawned rear garden and off road parking space for two cars.

A long pathway at the rear provides shared access to outhouses/sheds situated at the bottom of the garden - one of which belongs to this property and also incorporates useful external WC, and also to the parking area.

The large, planted area opposite the outhouses, running alongside the path, also belongs to this property.

## HONEYSUCKLE COTTAGE (NO 2)

### Living Room

3.19m x 3.73m (10' 6" x 12' 3") Accessed via front entrance door. A good sized reception room with window to front elevation, radiator, open fireplace and interconnecting door into adjoining Oak Cottage.

### Kitchen Diner

2.51m x 2.86m (8' 3" x 9' 5") Fitted with a range of wall and base units with complementary, laminate work surface and stainless steel sink/drainage unit. Space for freestanding appliances and space for dining table. Window to rear aspect, radiator, stairs to first floor accommodation and door providing access to the rear of the property.

### First Floor

### Generous Landing Area

### Bedroom

3.19m x 3.77m (10' 6" x 12' 4") A good sized, double bedroom with window to front elevation, radiator and cast iron fireplace.

### Shower Room

Fitted with shower in cubicle, WC and wash hand basin.

## EXTERNALLY

This property has a small, walled area to the front, yard to the rear and useful outhouse for coal/log storage etc. (accessed via shared pathway) which also incorporates useful, external WC.

## ADDITIONAL INFORMATION

### Tenure

Freehold.

### 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 LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 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. All figures quoted are inclusive of VAT.

## Rights of Access

There is a right of access for neighbouring properties in the terrace.

## SALE DETAILS

Cottages are serviced with separate supplies: mains electricity, water & drainage; electric central heating; partial double glazing installed (windows to rear); telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

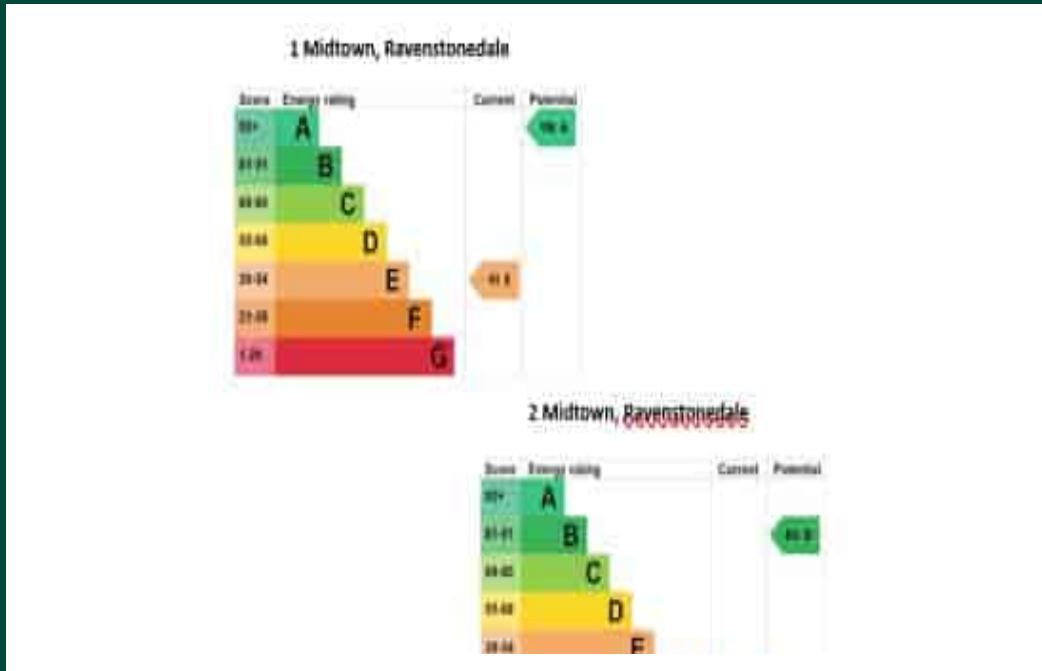
Viewing: Through our Penrith office, 01768 862135.

Directions: Exit the M6 at junction 38 (Tebay), take the A685 for approx. seven miles then turn right into Ravenstonedale. Turn right (past the former village school on the right then the Black Swan Hotel on the right), proceed up the hill and 1 and 2 Midtown lie on the right hand side.











**Approximate total area<sup>m</sup>**  
931.77 ft<sup>2</sup>  
86.56 m<sup>2</sup>



Floor 0



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are taken from the floor plan for illustrative purposes only.

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