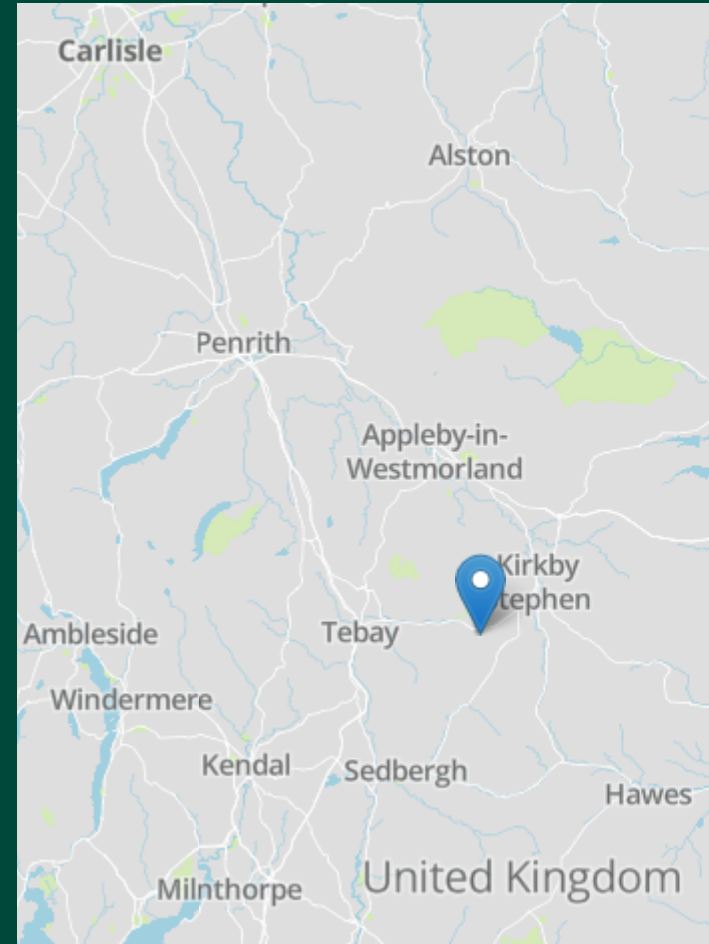


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	31	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor 0

Floor 1

Floor 2

Approximate total area*

1668.62 ft²
155.02 m²

Reduced headroom

286 ft²
26.57 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Gorwood, Ravenstonedale, Kirkby Stephen, Cumbria, CA17 4NG

- Terraced cottage
- Rear garden with outhouse
- Super fast fibre broadband
- Council tax - Band B
- Three bedrooms
- Picturesque village
- Tenure - freehold
- Attic room
- Detached garage
- EPC rating F

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

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- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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 providing easy access to Penrith, Carlisle, Lancaster, Preston and beyond. Ravenstonedale also benefits from two great pubs and a nursery school.

PROPERTY DESCRIPTION

Discover the potential of Gorwood, a three-bedroom, terraced cottage in the picturesque village of Ravenstonedale. While this charming property is in need of some renovation, it offers a unique opportunity to create your dream home. The cottage features a spacious interior with three well-proportioned bedrooms, a cozy living area with a feature fireplace, and a bright kitchen, all brimming with character. Externally, the property benefits from a detached garage, and rear garden offering a peaceful retreat.

Located in the heart of the village, with easy access to local amenities and the stunning Yorkshire Dales, this property is perfect for those looking to invest in a home full of possibilities.

ACCOMMODATION

Entrance Vestibule

Accessed via wooden entrance door. Radiator, tiled floor and glazed, inner door to:-

Lounge/Dining Room

4.95m x 3.59m (16' 3" x 11' 9") Front aspect reception room with feature ceiling beam, large, attractive single glazed, curved window (secondary glazing fitted), two radiators and open fire set in feature fireplace. Ample space for living and dining furniture.

Inner Hallway

1.4m x 0.9m (4' 7" x 2' 11") With radiator, stairs to first floor accommodation and access to:-

Dining Kitchen

3.8m x 3.49m (12' 6" x 11' 5") Rear aspect kitchen fitted with good range of wooden wall and base units with complementary laminate work surfaces, tiled splash backs and sink/drainage unit with mixer tap. Built in oven integrated at level, separate hob with extractor fan over, and space/plumbing for under counter washing machine. Feature ceiling beams and open stonework, radiator and tiled floor. Space for dining table and wooden, stable style door providing access to the rear of the property. Door to:-

Pantry

2.53m x 1.63m (8' 4" x 5' 4") With traditional stone slabs, tiled floor and small, obscured window to rear aspect.

FIRST FLOOR

Landing

Providing access to three bedrooms and the family bathroom. There is also a door giving access to stairs up to the attic room.

Bedroom 1

4.37m x 2.91m (14' 4" x 9' 7") Large, double bedroom with window to front aspect (secondary glazing) and radiator.

Bedroom 2

4.67m x 2.75m (15' 4" x 9' 0") Double bedroom with window to front aspect (secondary glazing) and radiator.

Family Bathroom

3.79m x 2.54m (12' 5" x 8' 4") Fully tiled bathroom fitted with three piece suite comprising bath with shower over, WC and wash hand basin. Obscured window to rear aspect, radiator and airing/cylinder cupboard.

Bedroom 3

2.57m x 2.87m (8' 5" x 9' 5") Rear aspect, small double/large single bedroom with radiator.

Attic Room

9.68m x 5.77m (31' 9" x 18' 11") With lighting, window and wood floor.

EXTERNALLY

Detached Garage

Situated and accessed via the rear of the property.

Garden & Stone Outhouse

The property benefits from an enclosed rear garden which is currently laid with a combination of flagged and gravelled areas interspersed with mature trees, shrubs and flower borders. There is also a useful stone outhouse.

ADDITIONAL INFORMATION

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; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; 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.

SALE DETAILS

Services: Mains electricity, water & drainage; oil central heating; partial double glazing installed (to the rear) and single glazing with supplementary secondary glazing to the remainder. 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) and take the A685 for approx. seven miles, turning right into Ravenstonedale. Turn right (past the former village school on the right then the Black Swan Hotel also on the right), proceed up the hill and Gorwood lies on the right hand side.

