

PFK

Garden Cottage, Artlegarth, Ravenstonedale, Kirkby Stephen CA17 4NW

Price Guide: £450,000





LOCATION

Garden Cottage forms part of the rural hamlet of Artlegarth, occupying a picturesque location about a mile from the historic village of Ravenstonedale. For those wishing to commute there is access to junction 38 of the M6 motorway, a main line railway station at Penrith (aprox 25 miles) and also a station on the scenic Settle-Carlisle line at Kirkby Stephen (approx 6 miles) - access can be gained to Leeds in 1 hour 30 minutes and then on to London in approximately 3 hours. The delights of the Yorkshire Dales and Lake District National Park are within an easy drive.

PROPERTY DESCRIPTION

Garden Cottage is a superb, detached barn conversion, peacefully tucked away in the rural hamlet of Artlegarth, located just one mile from Ravenstonedale. Alfred Wainwright described Ravenstonedale as a village many times blessed and the parish as one of Westmorland's fairest, 'always a joy to visit and doubtless a good place to live'. These sentiments sum up this lovely rural settlement which is surrounded by stunning Yorkshire Dales scenery, below the foothills of the Howgill Fells - and the birthplace of the Rivers Lune and Rawthey. The village itself has an inn, hotel, primary school and venerable old Parish Church of St. Oswald and there are many excellent walks in the neighbourhood. The nearest town of Kirkby Stephen offers a good range of everyday amenities including supermarket, bank, post office, hotels, public houses, sports facilities and primary and secondary schools. The delights of the Yorkshire Dales and Lake District National Park are all within easy reach.

Originally an old stone barn, the current owners completed the conversion in the early 2000's. The roof of the original barn was completely stripped, including timbers, and rebuilt using all new timber and the original lime stone flags. Careful consideration was made to each element of the build; work was completed to exacting standards, sympathetically restoring - and rebuilding where necessary, to provide stylish, well designed living space whilst successfully maintaining the characteristics of a traditional stone barn.

(Description Continued)

Accommodation to the ground floor comprises: traditional style dining kitchen with utility cupboard, large living room with wood burning stove, and ground floor bedroom with en suite shower room. The first floor provides two further double bedrooms - one with en suite bathroom and the other with en suite shower room.

Externally, the property benefits from parking at the side for three cars and a large garden to the rear, with patio area, all enclosed within a traditional dry stone wall boundary. Some properties within close proximity have added extensions, garages etc and this property has potential and space available to do likewise if desired - subject to consents.

Currently being used as a holiday let, Garden Cottage offers generous space with an abundance of character, including beamed ceilings, attractive wood windows with deep sills and feature lintels, attractive stone fireplace and natural slate tiled floors. The build has also made provision for generous storage areas.

This is an opportunity to acquire a fabulous home, second home or holiday let property. A high level of interest is anticipated so early viewing is recommended.

ACCOMMODATION

Dining Kitchen

4.72m x 5.01m (15' 6" x 16' 5") Accessed via part glazed, uPVC door. A welcoming, traditional, farmhouse style kitchen with ceiling beam, spotlighting, dual aspect windows to front and rear, radiator and natural slate tiled floor. Good range of cream units with complementary wood effect work surfaces, Belfast sink and space for freestanding LPG range cooker with extractor above. Integrated dishwasher and wine fridge and space for freestanding fridge freezer. Dining area can accommodate a six to eight person dining table. Attractive, feature wood staircase to first floor accommodation and access to: -

Utility Cupboard

1.740m x 1.28m (5' 9" x 4' 2") Housing the boiler and water filtration system. Plumbing for washing machine and generous storage space.

Living Room

5.37m x 4.12m (17' 7" x 13' 6") A dual aspect, bright, spacious living room with beamed ceiling and large, recessed feature stone fireplace set on stone hearth, housing wood burning stove. Natural slate tiled floor, radiator and patio doors providing access to the rear garden.

Bedroom 3

3.20m x 3.61m (10' 6" x 11' 10") A lovely, ground floor, double bedroom with dual aspect mullioned windows to side and rear elevations.

En suite Shower Room (Ground Floor)

1.84m x 2.16m (6' 0" x 7' 1") With window to side aspect, radiator, heated towel rail and three piece suite comprising shower in cubicle, wash hand basin and WC.

FIRST FLOOR

Landing

1.57m x 1.32m (5' 2" x 4' 4")

Principal Bedroom

5.57m x 3.97m (18' 3" x 13' 0") A superb, large, dual aspect, double bedroom with vaulted beamed ceiling and views to fells. Radiator and wood flooring.

En Suite Bathroom

3.07m x 1.89m (10' 1" x 6' 2") With beamed ceiling incorporating Velux and further window to side aspect. Part panelled walls, feature freestanding bath tub, wash hand basin and WC. A door provides access to generous under eaves storage space.

Bedroom 2

3.67m x 4.37m (12' 0" x 14' 4") A large, side aspect, double bedroom with wooden floor and built in wardrobe.

En Suite Shower Room

1.84m x 1.86m (6' 0" x 6' 1") With Velux window, radiator, tiled floor, shower in cubicle, wash hand basin and WC. A door provides access to substantial under eaves storage space.

EXTERNALLY

Parking

There is off road parking for three vehicles at the side of the property. The oil tank is also situated here.

Garden

To the rear is a generously proportioned, enclosed garden, primarily laid to lawn with flower beds, patio and traditional stone boundary walling.

ADDITIONAL INFORMATION

Tenure

The tenure of this property is freehold.

Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2021 was £233.44; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00; - Mitchells Co Ltd - £50 per property contents referral successfully processed (worth £300 or more) plus 5% introduction commission on the hammer price of any goods sold from that referral. All figures quoted are inclusive of VAT.

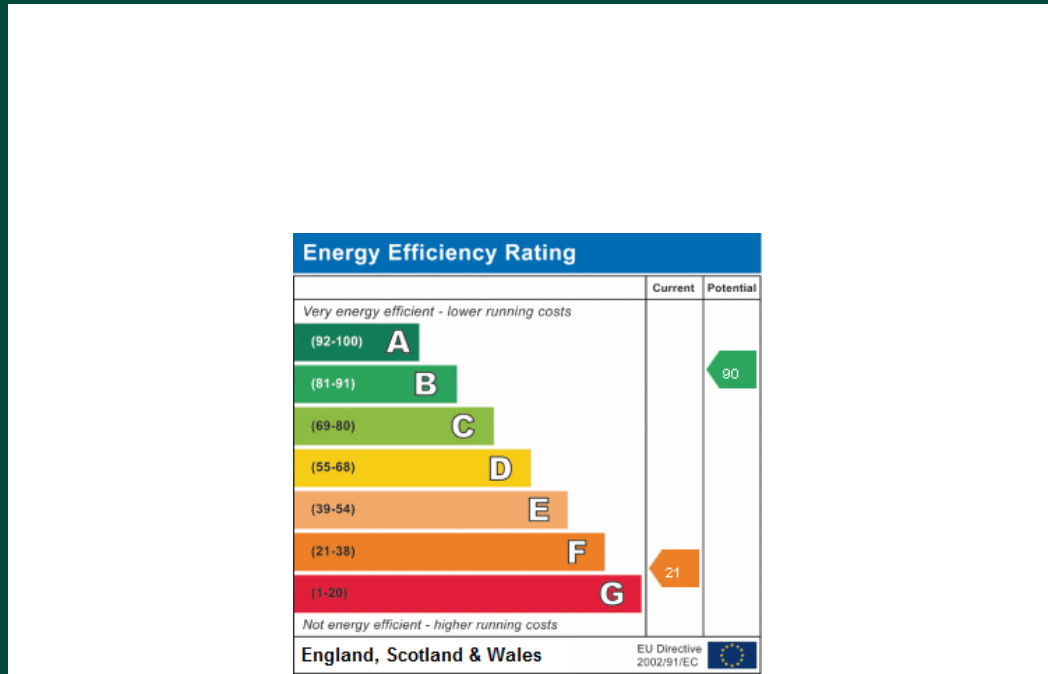
SALE DETAILS

Mains electricity; septic tank drainage; private water source (with newly installed filtration system); oil-fired central heating; double glazed wooden windows and uPVC doors installed; bottled LPG supply for cooker; telephone & Superfast 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: Ravenstonedale is situated just off the A685 Road which links Kirkby Stephen to the M6 motorway. Proceeding out of the village towards Sedburgh take the right hand turn signposted to Artlegarth. Continue for approx. one mile taking left fork signposted Artlegarth, then proceed down the hill, over cattle grid to left of the blue gate. Garden Cottage is at the bottom of the hamlet - follow the lane right to the end and bear right, garden cottage is straight ahead.





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Approximate total area⁽¹⁾
1292.35 ft²
120,06 m²

Reduced headroom
15.68 ft²
1.46 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

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