

Cumbrian Properties

Kemlyn, 6 Church Terrace, Caldbeck



Price Region **£435,000**

EPC-D

Detached country cottage | Popular rural village
2 reception rooms | 4 bedrooms | 3 bathrooms
Parking & gardens with open aspect | No onward chain

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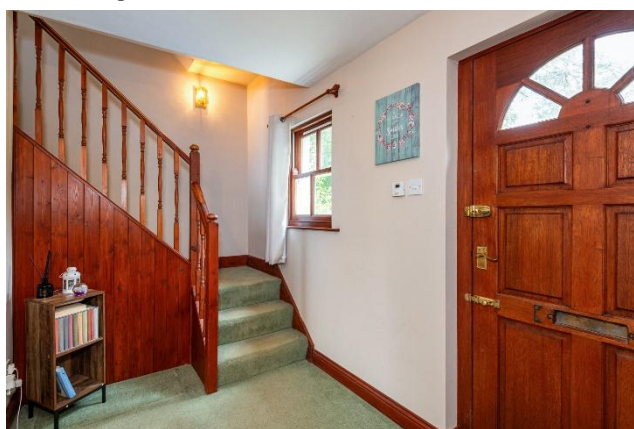
2/ KEMLYN, 6 CHURCH TERRACE, CALDBECK

This four bedroom, three bathroom, two reception room, detached country cottage offers flexible living, off-street parking for two vehicles and a rear garden with idyllic countryside views. Situated in the Lake District National Park the property is double glazed and oil central heated and briefly comprises entrance hall, spacious lounge with log burning stove and French doors to the rear garden, country style kitchen with separate utility room & ground floor cloakroom, two double bedrooms with en-suite shower room to the master, single bedroom with walk-in wardrobe and family bathroom. Also to the ground floor is a snug/playroom with an oak staircase leading to a further en-suite bedroom with mezzanine level. The property would make an ideal family home with the snug and en-suite bedroom providing a private space for multi-generational living or a work from home space. Externally, to the front of the property, there is a gravelled driveway providing ample off-street parking for two vehicles and to the rear of the property there is a lawned garden with decked seating area and pergola enjoying the views across Caldbeck Cricket field and the countryside beyond. Located within close proximity to local amenities including schools, village shops, pub & café and sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

ENTRANCE HALL Doors to lounge and dining kitchen, staircase to the first floor, double glazed sash window and radiator.



ENTRANCE HALL

LOUNGE (20'6 max x 11'8 max) Cosy log burning stove, double glazed sash windows to the front and rear, double glazed French doors to the rear garden, two radiators, wood effect flooring, coving to the ceiling and door to the annexe.



LOUNGE

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KITCHEN (13' x 11'7) Fitted kitchen incorporating space for a freestanding cooker, 1.5 bowl sink unit with mixer tap, tiled splashbacks, two double glazed sash windows, tile effect flooring, radiator, built-in understairs storage cupboard and door to utility room.



KITCHEN

UTILITY ROOM Plumbing for washing machine, oil boiler, radiator, tile effect flooring, door to cloakroom and stable door to the rear garden.

CLOAKROOM Two piece suite comprising wash hand basin and WC. Tile effect flooring.

FIRST FLOOR

LANDING Loft access, doors to bedrooms and bathroom.

BEDROOM 1 (11' max x 10'5 max) Double glazed sash window to the rear with views over the fields, radiator and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (7' x 4'8) Three piece suite comprising shower cubicle, vanity unit wash hand basin & WC. Frosted sash window, radiator & tile effect flooring.



BEDROOM 1 & EN-SUITE

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BEDROOM 2 (13' x 8'9) Double glazed sash window to the front with radiator below.



BEDROOM 2

BEDROOM 3 (8'9 x 6'9) Built-in wardrobe, double glazed sash window to the front and radiator.



BEDROOM 3

BATHROOM (7' max x 6'9 max) Three piece suite comprising shower above panelled bath, wash hand basin and WC. Built-in storage cupboard with radiator, tiled splashbacks, frosted glazed sash window, radiator and tile effect flooring.



BATHROOM

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ANNEXE

SNUG/PLAYROOM (14'6 x 8'4) Double glazed window to the front, column radiator, oak staircase to the first floor, and heightened TV & aerial sockets for a wall mounted TV.



ANNEXE SNUG / PLAYROOM

ANNEXE FIRST FLOOR

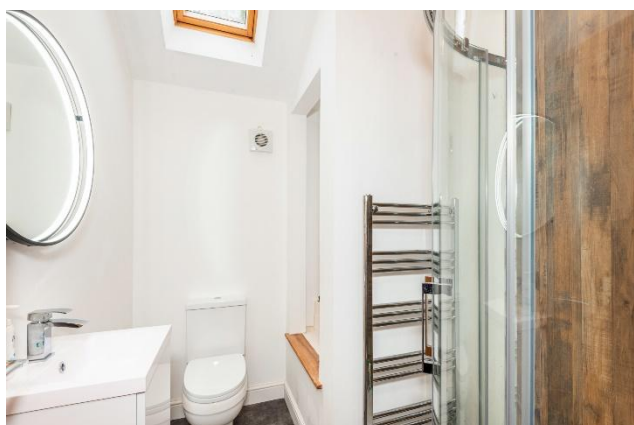
ANNEXE LANDING Double glazed window and door to the annexe bedroom.

ANNEXE BEDROOM (11'3 max x 8'6 max) Double glazed window to the rear with views over the garden, Cricket green and fields beyond. Wooden staircase to the mezzanine level, ceiling spotlights, column radiator and door to the en-suite shower room.



ANNEX BEDROOM

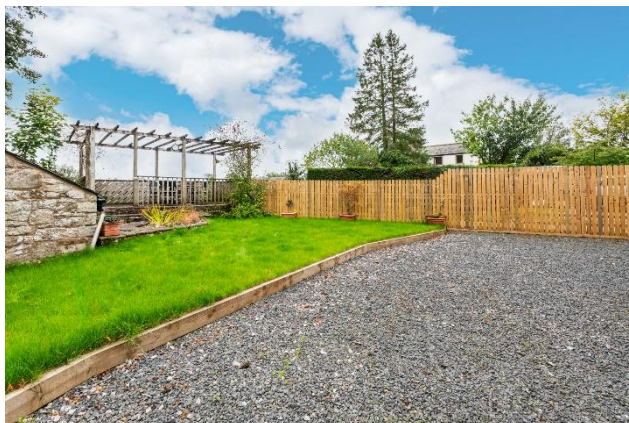
ANNEX EN-SUITE SHOWER ROOM (6'5 x 5'3) Three piece suite comprising shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC. Double glazed Velux window, beamed ceiling with spotlights, heated towel rail and illuminated mirror.



ANNEX EN-SUITE SHOWER ROOM

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OUTSIDE To the front of the property is a gravelled driveway providing off-street parking for two vehicles and a pathway providing pedestrian access to the rear garden which incorporates lawn, decked seating area with pergola enjoying views over the cricket green and countryside beyond, oil tank, external sockets, log store and a side garden providing a hard standing for a shed.



REAR OF THE PROPERTY AND GARDEN

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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