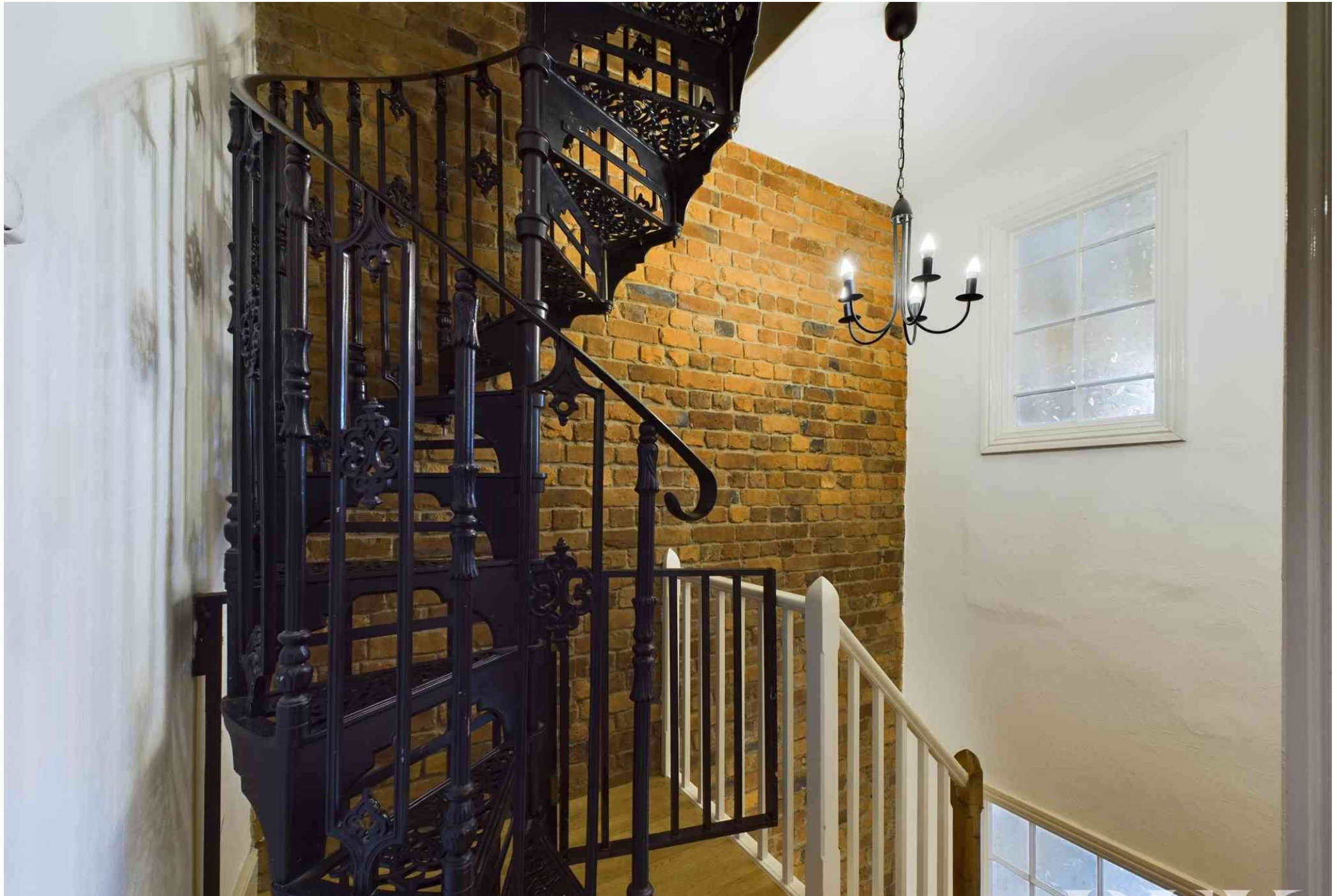


PFK

4 Railway Cottages, Crosby Garrett, Kirkby Stephen CA17 4PP

Guide Price: £225,000





LOCATION

4 Railway Cottages is located in the popular village of Crosby Garrett which lies about 4 miles from the market town of Kirkby Stephen and is now part of the Yorkshire Dales National Park. Crosby Garrett has a post office and well used village hall and Kirkby Stephen provides a good range of everyday facilities including a supermarket, general shops, post office, medical centre, primary and secondary schools and many sports facilities. The town also benefits from a station on the historic Leeds-Settle-Carlisle railway line.

PROPERTY DESCRIPTION

Nestled in the quaint village of Crosby Garrett, this charming railway cottage offers a delightful blend of character and comfort. With three cosy bedrooms and two well appointed bathrooms, it's perfect for family living or for a peaceful countryside retreat. The exposed red brick walls add a rustic charm, evoking a sense of history and warmth. Set in a picturesque location, this home invites you to enjoy the serenity of village life while enjoying the unique appeal of classic cottage design.

Internally the accommodation briefly comprises entrance porch, lounge with log burning stove, kitchen/diner with attractive oil fired Rayburn and utility room/WC to the ground floor. To the first floor there are three bedrooms, one with an ensuite shower room and an attractive four piece family bathroom can be found to the second floor. Externally the property has an enclosed rear yard with three outhouses, offroad parking for one car, a separate detached garden and a lawned area to the front.

ACCOMMODATION

Entrance Porch

Accessed via wooden front door. With side aspect window and door into the lounge.

Lounge

3.62m x 5.43m (11' 11" x 17' 10")

A generous, front aspect reception room with decorative coving, recessed log burning stove in an attractive red brick surround and stone hearth, built in cupboard with open shelving, radiator and door into the inner hallway.

Kitchen/Diner

3.64m x 3.46m (11' 11" x 11' 4")

Fitted with a good range of base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Oil fired Rayburn, dishwasher, decorative coving, door into the utility room/WC, rear aspect window and wooden door to the rear.

Utility Room/WC

1.23m x 1.78m (4' 0" x 5' 10")

With plumbing for a washing machine, WC, wall mounted shelving, tiled flooring and obscured rear aspect window.

Inner Hallway

Stairs to the first floor with exposed brickwork to one wall and understairs storage cupboard.

FIRST FLOOR

Landing

With spiral staircase leading up to the second floor and doors giving access to the first floor rooms.

Bedroom 1

3.45m x 3.50m (11' 4" x 11' 6")

A rear aspect double bedroom enjoying views over open countryside. With decorative coving, radiator, feature cast iron fireplace and door to the ensuite.

Ensuite Shower Room

1.30m x 1.78m (4' 3" x 5' 10")

Fitted with a white three piece suite comprising WC, wash hand basin and shower cubicle with electric shower. Part tiled walls and tiled flooring, decorative coving and obscured rear aspect window.

Bedroom 2

3.96m x 2.66m (13' 0" x 8' 9")

A front aspect double bedroom with decorative coving, feature fireplace, radiator and wall mounted lighting.

Bedroom 3

2.98m x 2.61m (9' 9" x 8' 7")

A front aspect, large single bedroom with decorative coving and radiator.

SECOND FLOOR

Landing

With exposed brickwork to one wall, eaves storage, wall mounted lighting and door to the family bathroom.

Family Bathroom

2.36m x 2.49m (7' 9" x 8' 2")

An attractive bathroom, fitted with a four piece suite comprising shower cubicle with electric shower, WC, wash hand basin set on a vanity unit and a panelled spa bath with tap connected, hand held shower attachment. Vertical heated towel rail, extractor fan, recessed ceiling spotlights and tiled flooring.

EXTERNALLY

Gardens and Parking

To the front of the property, a grassed area runs along the full length of the terrace, with each property owning the strip directly to the front of their house, but all of the properties having access to the full grassed area. To the rear, there is an enclosed, paved courtyard patio garden, benefitting from three outhouses, one with power and lighting, with a second currently being used as a coalhouse. To the rear of the courtyard, a gate leads out onto a shared driveway stretching the full length of the terrace, with each property having an allocated parking space for one car. To the end of the terrace, there are individual private gardens for each property with the area for number 4 in need of some attention.

ADDITIONAL INFORMATION

Tenure & EPC

The tenure is freehold.

The EPC rating is E.

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

Mains electricity, water & drainage. Oil fired central heating (via the Rayburn) and partial double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen head north to the mini roundabout, turn left and proceed up the hill. On reaching Kirkby Stephen Grammar school bear right for Soulby. Continue to Soulby and in the centre of the village turn left at the cross roads and approx. 0.5 mile along turn left for Crosby Garrett. On entering the village, head right down the hill and at the T junction turn left. Travel through the village and take a right hand turning, and the row of Railway Cottages can be found on the left hand side. The door to the rear yard is a brown colour with a number 4 on it.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

902.12 ft²
83.81 m²

Reduced headroom

10.13 ft²
0.94 m²

Floor 1

Floor 2

Floor 0

Floor 1

(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 PMS 3C standard.

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