PFK

The Moss and 3 Holiday Cottages, Newbiggin-on-Lune, Kirkby Stephen, Cumbria CA17 4NB

Guide Price: £650,000

LOCATION

The Moss lies at the foot of the Howgill Fells, close to the source of the River Lune and is surrounded by delightful countryside. It now lies within the new boundaries of the Yorkshire Dales National Park and The Lake District National Park can be reached within an hour. The Moss occupies a delightful rural location and yet has easy access to the M6 at Tebay (approx. 4 miles) and the popular market town of Kirkby Stephen lies 6 miles to the north. Kirkby Stephen provides an excellent range of every day facilities including a supermarket, shops, hotel and public houses, primary and secondary schools and many sports clubs. There is a station on the historic Settle - Carlisle railway line. Kendal, Lancaster, Penrith and Carlisle are within commuting distance.

PROPERTY DESCRIPTION

The Moss is a former Westmorland farmhouse with adjoining barns and outbuildings, the latter were sympathetically converted in the 1980s to create three lovely characterful self-catering holiday cottages. The present owners purchased the property in 2003 and over the years they have refurbished and improved the cottages including replacing bathrooms, kitchens etc. The main house/owners' accommodation has also been refurbished to a high standard, retaining much of the character.

The property is set in a delightful rural position midway between Tebay and Kirkby Stephen with stunning 360 degree views particularly towards the Howgill fells.

The Moss offers the opportunity to run a successful holiday lettings business with a regular income, repeat business and all future bookings. The cottages come fully furnished and equipped. Currently the letting agent is holidaycottages.co.uk and the cottages can be viewed on their website. The current owners run it as a life style business and there is ample opportunity to further develop the business, if desired.

ACCOMMODATION

MAIN HOUSE - GROUND FLOOR

Entrance Porch

With quarry tiled flooring, original 17th century oak door leading to dining room.

Dining Room

4.20m x 4.00m (13' 9" x 13' 1") Multifuel stove sat on a raised hearth with beam over, built in cupboard with recess, feature stained glass window to kitchen.

Kitchen/Diner

2.94m x 2.76m (9' 8" x 9' 1") Fitted with an attractive range of oak wall and base units including a dresser unit with complementary granite work surfacing, 1.5 bowl sink and drainer unit with mixer tap, red LPG Rayburn (contributing towards part of the central heating system) integral oven, hob, fridge and dishwasher, Karndean flooring. The dining area has oak flooring, a walk in pantry cupboard, feature exposed stone walls, traditional cast iron radiator.

Snug

3.90m x 2.69m (12' 10" x 8' 10") Cast iron fireplace with wood surround housing open fire, oak panelled walls and flooring, side panelling to window, exposed beams, TV point, traditional cast iron radiator.

Rear Porch/Utility

6.12m x 2.54m (20' 1" x 8' 4") Fitted base units, stainless steel sink drainer unit, plumbing for washing machine, gas central heating boiler, Velux windows, quarry tiled flooring, door leading to rear.

Cloakroom

Fitted with WC, wash hand basin and shower.

Inner Hall

Stairs to first floor with understairs cupboard.

Bedroom 1

3.75m x 2.43m (12' 4" x 8') Built in cupboard, radiator.

Bathroom

Fitted with white three piece suite, comprising bath, with electric shower over, wash hand basin, and WC. Part tiled walls, tiled flooring, traditional cast iron radiator.

Bedroom 2

3.81m x 2.33m (12' 6" x 7' 8") Built in cupboard, radiator.

Conservatory

3.48m x 2.51m (11' 5" x 8' 3") Timber construction, and double glazed, having quarry tiled flooring, external door.

MAIN HOUSE - FIRST FLOOR

Landing/Study Area

Stairs leading down to kitchen, exposed beams.

Lounge

7.32m x 6.07m (24' x 19' 11") A lovely light triple aspect room, having exposed roof and ceiling beams, and oak flooring. Multifuel stove, set on raised hearth, with timber surround, three radiators, TV point, French doors leading to west facing patio.

Bedroom 3

3.91m x 3.86m (12' 10" x 12' 8") Exposed beams, oak flooring, radiator.

Bedroom 4

3.91m x 3.15m (12' 10" x 10' 4") Built in wardrobes, with drawers below, original fireplace, radiator.

Family Bathroom

Fitted with white four piece suite, comprising jacuzzi bath, corner shower cubicle, wash hand basin, and WC. Fully tiled walls, recessed lighting, traditional cast iron radiator.

CURLEW COTTAGE

Ground Floor

Located on the ground floor - sleeps four.

Living and Dining Area and Kitchen

3.53m x 3.43m (11' 7" x 11' 3")

Living Area

Leading to open plan kitchen area.

Kitchen/Dining Area

Fitted with wall and base units including dresser unit with complementary work surfacing, sink drainer unit, part tiled splashbacks, oven integrated at eye level, separate hob, and fridge.

Curlew Cottage - Bedroom 1

3.56m x 2.90m (11' 8" x 9' 6")

Curlew Cottage - Bedroom 2

2.94m x 2.51m (9' 8" x 8' 3")

Wet Room

Fitted with three piece suite, comprising shower, wash hand basin, and WC.

HOWGILL COTTAGE

First Floor

First floor level, over barn conversion, with access being via ramp. Sleeps four.

Entrance Hall

Kitchen/Sitting Room

9.22m x 3.42m (30' 3" x 11' 3") Large open plan room, having a fully fitted kitchen, with wall and base units, with complementary work surfacing, incorporating sink and drainer unit, and part tiled splashbacks. Oven, integrated at eye level, hob, fridge.

Howgill Cottage - Bedroom 1

3.55m x 3.55m (11' 8" x 11' 8")

Howgill Cottage - Bedroom 2

3.48m x 2.72m (11' 5" x 8' 11")

Howgill Cottage - Shower Room

Fitted with three piece suite, comprising shower cubicle, wash hand basin, and WC.

NIST HOUSE

Ground Floor

Arranged over two floors with reverse style accommodation.

Nist House - Bedroom 1

3.71m x 2.95m (12' 2" x 9' 8")

Nist House - Shower Room

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

FIRST FLOOR

Nist House - Lounge/Kitchen

7.24m x 4.75m (23' 9" x 15' 7") Fully fitted kitchen, having sink drainer unit, hob, oven and fridge. Stairs leading to ground floor.

EXTERNALLLY

Gardens and Parking

The property is accessed via a driveway from the main road, which crosses the adjacent field. The total area extends to approximately 0.75 acres, with beautifully landscaped gardens having mature shrubs and trees, allowing owners and guests to enjoy the wonderful surrounding views.

Garage/Utility Area

6.45m x 5.21m (21' 2" x 17' 1") Two up and over doors, light, power, work benches, and water tap.
The balcony over the garage, being for guest use, and to the rear is a utility area, having washing machine and dryer (included in the sale), butler's sink and shelving.

Referral & Other Charges

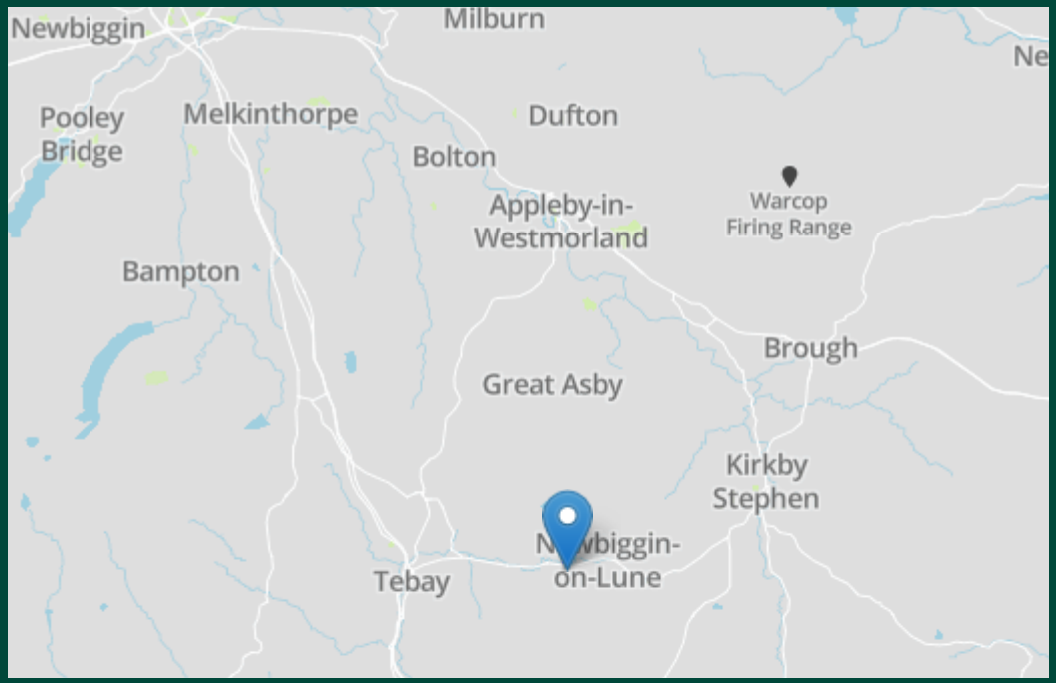
PFK work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of a sale or purchase, PFK will receive a referral fee of £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances, PFK will receive a referral fee - the average fee earned in 2019 was £212.71; Patrick James Solutions - PFK will receive a fee of £150 per mortgage referral; ETSOS/EPC and Floorplan Providers - EPC and floorplan £66.00, EPC only £24.00, floorplan only £6.00. Mitchells Co Ltd will pay PFK £50 for each property contents referral successfully processed (worth £300 or more in revenue) together with a 5% introduction commission on the hammer price of any goods sold by Mitchells from that referral. All figures quoted are inclusive of VAT.

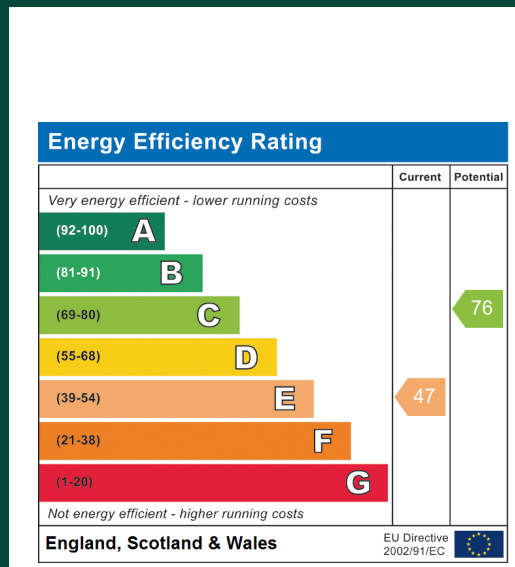
SALE DETAILS

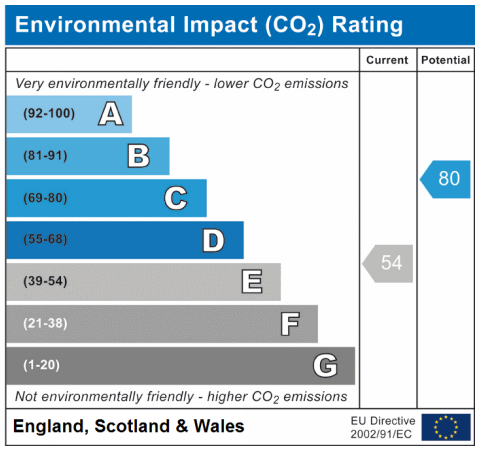
Services: Mains water and electricity. Private drainage. LPG (via the Rayburn) providing central heating and domestic hot water to the house. The three cottages have night storage heaters. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen town centre go southwards out of the town on the A685 for about 6 miles, past the village of Newbiggin on Lune and turn left for The Moss. A 'For Sale sign has been erected for identification purposes







9-10, Devonshire Street, Penrith, CA11 7SS 01768 862135 penrith@pfk.co.uk

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