

Cumbrian Properties

Little Treasure Cottage, Eden Gate, Warcop



Price Region £350,000

EPC-

Detached house | Secluded woodland plot
2 receptions | 2 bedrooms | 2 bathrooms
No Chain | Beautiful gardens and views

2/ LITTLE TREASURE COTTAGE, EDEN GATE, WARCOP, APPLEBY

An exciting opportunity to purchase a unique two bedroom detached house nestled within a secluded woodland plot in the grounds of Eden Gate in the desirable village of Warcop. With stunning walks and biking trails from your doorstep, this charming property would make a wonderful holiday home or property to downsize into. Internally the property offers impressive accommodation throughout briefly comprising of entrance hall, lounge, garden room with feature full height windows, dining kitchen, shower room and two first floor double bedrooms and bathroom. Outside the wrap around plot includes a parking area, a generous lawned rear garden and patio seating area with beautiful views over the neighbouring countryside towards the Pennines. Sold with no onward chain, this very special property must be seen to fully appreciate all that it has to offer.

The accommodation with approximate measurements briefly comprises:

Entry via wood framed double glazed door into entrance hall.

ENTRANCE HALL Wood framed double glazed full height windows surrounding the entrance door, wood effect laminate flooring and staircase to the first floor with understairs storage cupboard housing the underfloor heating control system providing underfloor heating to the ground and first floors. Doors to lounge, shower room and dining kitchen all with underfloor heating.

LOUNGE (17'10 x 12') Wood framed double glazed window to the front, wood burning stove within a feature fireplace, door to garden room and wood framed double glazed double doors leading out to the garden.



ENTRANCE HALL



LOUNGE

GARDEN ROOM (12' x 12') Full height feature wood framed double glazed window, wood framed double glazed window to the front, two double glazed Velux skylights and wood framed double glazed doors with wood framed side panels leading out to the garden.



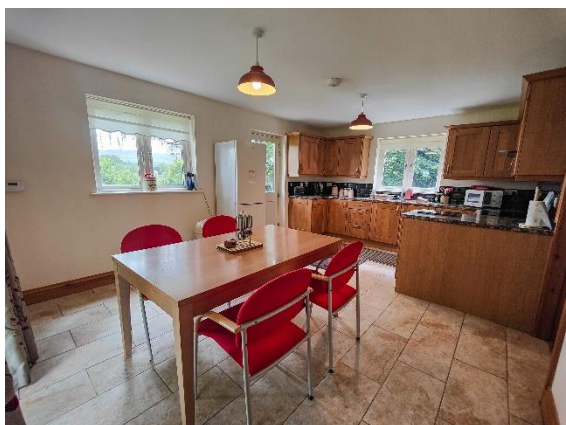
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SHOWER ROOM Shower cubicle, low level WC, wash hand basin, tiled flooring, part tiled walls, electric heated towel rail and a wood framed double glazed window to the side.



SHOWER ROOM

DINING KITCHEN (17'3 x 12') Fitted kitchen incorporating a single bowl sink with drainer and mixer tap, space for free standing fridge/freezer, built in oven, hob and extractor hood. Tiled flooring, part tiled walls, cupboard housing the washing machine, wood framed double glazed windows to the side and rear elevations, wood framed double glazed double doors lead out to the side garden and a wood framed double glazed door to the rear garden.



DINING KITCHEN

FIRST FLOOR GALLERIED LANDING Doors to bedrooms and bathroom, double glazed Velux window and loft access.

BATHROOM A white suite comprising panelled bath with shower over, low level WC, wash hand basin, tiled flooring, part tiled walls, heated towel rail and double glazed Velux.

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BATHROOM

BEDROOM 1 (15' x 12') Wood framed double glazed doors leading onto a Juliette balcony which overlooks the rear garden, double glazed Velux window and two built in wardrobes – one with shelved storage and one with hanging rail.



BEDROOM 1

BEDROOM 2 (17'3 x 12'2 max) Two double glazed Velux windows, a wood framed double glazed window to the side and airing cupboard with shelved storage and also houses the hot water cylinder.



BEDROOM 2

OUTSIDE The wrap around gardens incorporates a parking area, a generous lawned rear garden and patio seating area with beautiful views over the neighbouring countryside towards the Pennines.

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ENTRANCE



DRIVE



GARDENS



VIEW



PARKING

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NOTE - We have been informed that the property is a Timber frame construction and was bought from www.lakelandtimberframe.co.uk/self-build.php

SERVICES – mains electric, water and private sewerage treatment plant (not shared)
Underfloor heating to both floors run by an air source heating pump.

TENURE We are informed the tenure is Freehold

COUNCIL TAX To be confirmed

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

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