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"For Sales In The Dales"



Byre Cottage, Crosby Garrett

- Renovated Character Cottage
- Pretty Village Location
- Three Double Bedrooms
- House & Ensuite Bathrooms
- Country Style Dining Kitchen
- Lounge With Stove
- Conservatory/Garden Room
- Terraced Vegetable Garden To Rear
- Ample Private Parking
- Open Views

Perfect Family, Holiday Home Or investment
Property

Postcode: **CA17 4PR**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **D**

Local & Planning Authority:
**Westmorland and Furness
Council**

Guide Price: £330,000 - £345,000



Byre Cottage is a beautifully renovated family home, situated in the picturesque village of Crosby Garrett, within the stunning Westmorland Dales. Located on a peaceful no-through road, the property enjoys minimal traffic and direct access to a network of scenic walks, including the renowned Coast to Coast route which passes nearby.



Crosby Garrett offers a quiet village lifestyle with a strong sense of community, featuring a village hall, a church, and excellent transport links to the A66 and M6—making it ideal for commuters. The cottage is nestled in the heart of the Eden Valley and benefits from uninterrupted views across open countryside. Just 4 miles away is the popular market town of Kirkby Stephen, offering a wide range of local amenities including shops, cafés, pubs, a church, GP surgery, and both a well-regarded primary school and grammar school.



Internally, Byre Cottage has been thoughtfully and comprehensively renovated by the current owners to a high standard. The property features quality solid oak woodwork throughout, modern double glazing, and stylishly fitted kitchen and bathrooms. The ground floor comprises a welcoming entrance hall, a generous lounge with a multi-fuel stove, a modern kitchen/diner with a Rangemaster cooker, and a newly built oak-framed conservatory that overlooks the rear garden.



Upstairs, the property offers a newly constructed master suite with a dressing area and en-suite shower room, along with two further double bedrooms and a contemporary family bathroom.



Externally, the home sits on an attractive plot with private parking for up to three vehicles. The garden includes several useful timber sheds, a greenhouse, and a beautifully maintained terraced vegetable garden—offering lovely views toward the nearby viaduct and surrounding countryside.

Byre Cottage is a charming and spacious family home in a peaceful yet accessible location.

Viewing is highly recommended.

Ground Floor

Entrance Porch Reclaimed wood flooring. Coat hooks. Double glazed front door.

Hallway Reclaimed wood flooring. Exposed beams. Under stairs cupboard. Turned staircase. Radiator. Inner glazed front door. Double glazed window to rear.

Kitchen Diner Country, style kitchen/diner. Karndean flooring. Range of wall and base units with oak worktops. Double bowl Belfast sink. Electric Rangemaster cooker with induction hob and extractor fan. Space for fridge/freezer. Plumbing for washing machine and dishwasher. Radiator. Heated towel rail. Double glazed door to rear. Two double glazed windows.

Living Room Generous size lounge. Reclaimed wood flooring. Fireplace housing multi fuel stove (with back boiler for both heating and water). Radiator. Exposed beams. Glazed double doors to conservatory. Double glazed window to front.

Conservatory Newly renovated conservatory, constructed from green oak timber and Pilkington K Glass. Stone tiled flooring. Radiator. Solid oak double glazed windows and double doors overlooking the garden.

First Floor

Landing Fitted carpet. Turned staircase. Access to fully boarded loft with light, power and pull-down ladder. Built in store cupboard. Double glazed window to rear.

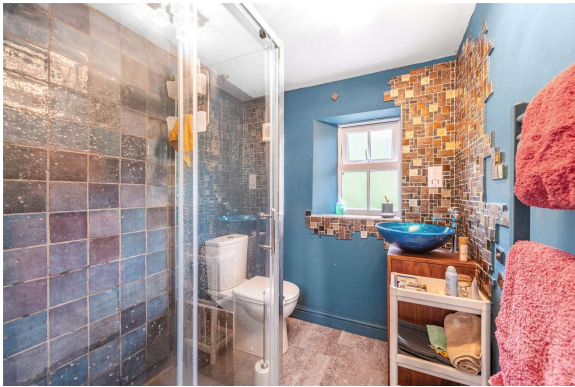
Bedroom One Large, master bedroom. Fitted carpet. Exposed oak beams. Walk in dressing area. Radiator. Eaves storage. Two double glazed windows with views over open countryside.

En-Suite Shower Room Karndean flooring. WC. Wash basin set in vanity unit. Walk in shower. Heated towel rail. Double glazed window to front.

Bedroom Two Front double bedroom. Fitted carpet. Radiator. Exposed beams. Double glazed window to front with viaduct views.

Bedroom Three Rear double bedroom. Fitted carpet. Radiator. Exposed beams. Double glazed window overlooking the garden.

Bathroom Karndean flooring. WC. Wash basin set in vanity unit. Bath with electric shower over. Radiator. Double glazed window to front.





Outside

Front Paved patio area. Small timber store sheds. Private parking for 2/3 cars.

Rear Beautifully maintained, terraced garden with stone steps. Various raised vegetable and fruit bed. Stone paved seating area. Greenhouse. Garden shed. Outside tap.

Agents Notes Mains water, electric and drainage.

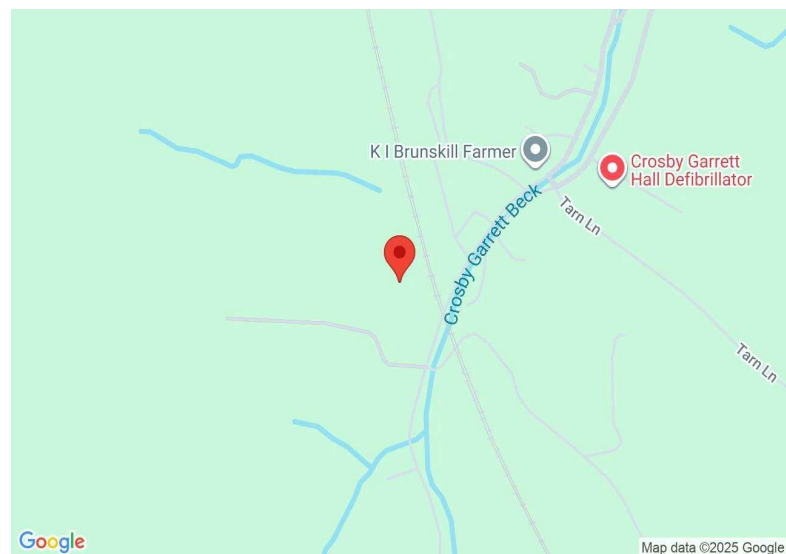
Solid fuel heating and hot water via thermal store with provision to add supplementary oil or gas boiler input.

British Rail own the lane; Byre Cottage and the neighbouring properties have access over.

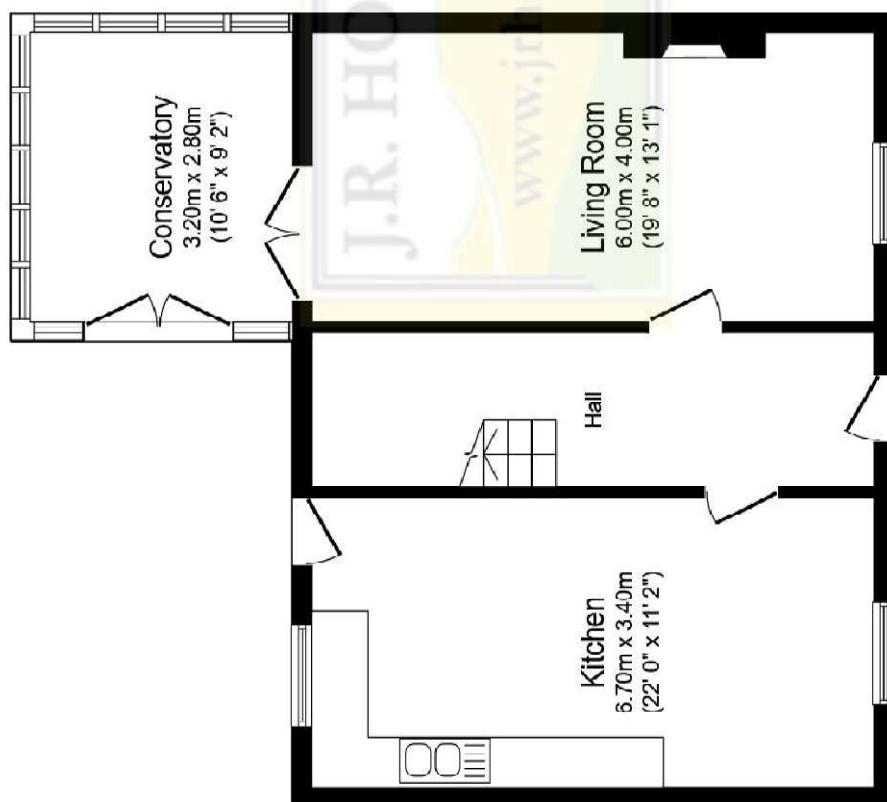
Broadband: Basic: 1 Mbps
Superfast: 80 Mbps
Currently supplied by BT.

Flood risk: Very Low

Conservation Area: Crosby Garrett



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area 116.2 sq.m. (1,251 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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