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"For Sales In The Dales"



Curlew Cottage, Lunds

- Converted School In Rural Location
- Original Character Features
- 3 Double Bedrooms
- Bathroom & Shower Rom
- Modern Kitchen
- Large Light Living Room
- Useful Cellar/Store Room
- Ample Parking To Rear
- Lovely Views Across To Fells & Hills
- Ideal Family, Holiday Or Investment Property

Postcode: **LA10 5PX**

Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
Richmondshire District Council

Guide Price: £275,000 - £325,000



Curlew Cottage is the end property in the row of three forming part of The Old School in Lunds.

It is situated about half a mile from the Moorcock Inn on the edge of the B6259, around 6 miles & 10 miles from the market towns of Hawes and Kirkby Stephen respectively. It is in a very rural yet accessible location, with the benefit of neighbours, with lovely walks and views in all directions.

The school was converted in the 1980's, the conversion has formed two residential properties.

The property retains many character features including original partitioning, large windows and exposed timbers.

On the ground floor is a shared porch and entrance which leads through to the hall where there is the original timber and glass panelling from the school and a ground floor shower room. There is a modern kitchen to the rear and steps up to a large sitting room with great views over the open fields. Upstairs are three double bedrooms and family bathroom, all with views over the surrounding countryside.



Outside, to the front is a private lawn garden enclosed by dry stone wall. The drive to the side is shared with next door and provides ample parking and turning for several vehicles.

There is a storage cellar beneath which houses the filtration system for the water supply.

Curlew Cottage is a great family, holiday or investment home in a remote yet easily accessible location.



Ground Floor

Front porch Open porch to the front. Next door have access through the porch.

Entrance Front entrance. Tiled floor. Double timber doors to porch. Doors through to Curlew Cottage and neighbouring property.

Hall 14'x 9'10" (Approx) (4.27m x 3m (Approx)). Ceramic tiled flooring with electric under floor heating. Spiral staircase. Original glass partition to sitting room. Night storage heater. Window to rear.

Ground Floor Shower Room Ceramic tiled flooring with electric under floor heating. Washbasin. WC. Shower cubicle. Extractor fan. Wall heater.

Kitchen 12'2" x 8'9" (3.7m x 2.67m). Ceramic tiled flooring with electric under floor heating. Good range of modern wall and base units. Integrated oven and ceramic hob, dishwasher, fridge and freezer. Extractor hood. Vinyl sink unit. Night storage heater. Windows to rear and side with good views. Back door.



Sitting Room 18'2" x 17'9" (5.54m x 5.4m). Large sitting room. Fitted carpet. Exposed ceiling beams. 2 Night storage heaters. 4 Windows to front and rear with lovely long distance views.

First Floor

Landing Fitted carpet. Exposed ceiling beam. Good range of fitted cupboards. Loft access.

Bedroom 1 15' x 9'2" (4.57m x 2.8m). Front double bedroom. Fitted carpet. Exposed timbers. Night storage heater. Window to front overlooking the viaduct.

Bathroom 10'10" x 4'8" (3.3m x 1.42m). Rear bathroom. Fitted carpet. Exposed roof timbers. Bath. WC. Washbasin. Airing cupboard. Large window to rear overlooking fields.

Bedroom 2 12'4" x 8'7" (3.76m x 2.62m). Front double bedroom. Fitted carpet. Night storage heater. Exposed roof timbers. Window to front overlooking viaduct. Feature window to side with long distance views down Lunds.

Bedroom 3 9'3" x 8'8" (2.82m x 2.64m). Rear double bedroom. Fitted carpet. Exposed roof timbers. Night storage heater. Window to the rear with views. Feature window to the side looking down the valley.

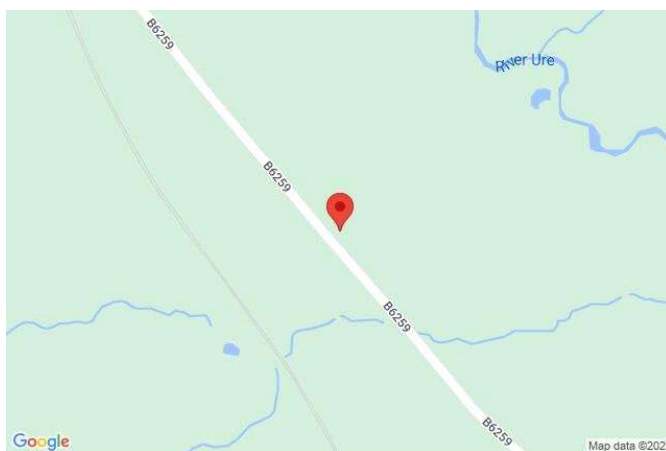
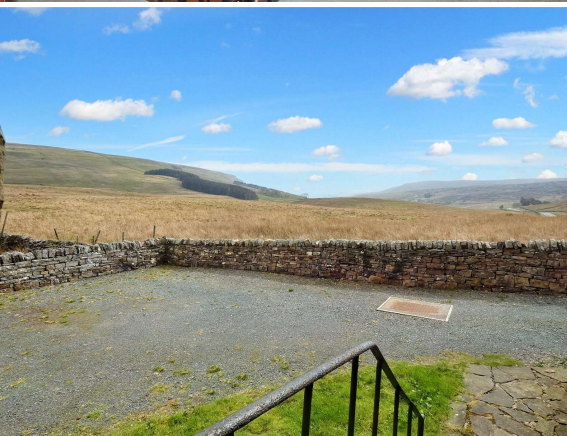
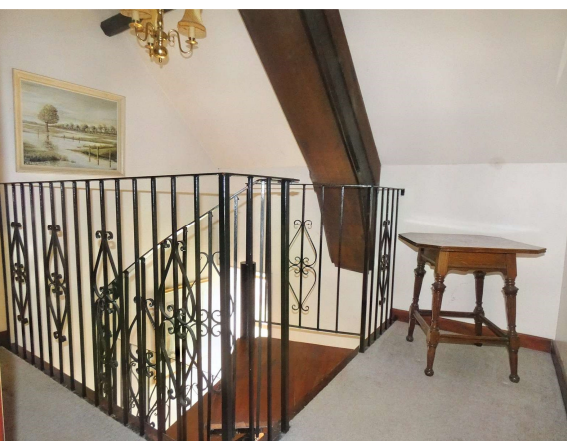
OUTSIDE

Front Garden Lawn garden to the front, enclosed by stone wall. Flags up to front porch.

Drive Gravel drive to the side with parking and turning space. Neighbours have access over this and parking for one vehicle.

Agents Notes Bore hole water supply, shared with next door. Filtration system located in cellar.
Waste treatment plant, located in the field behind, shared with next door.



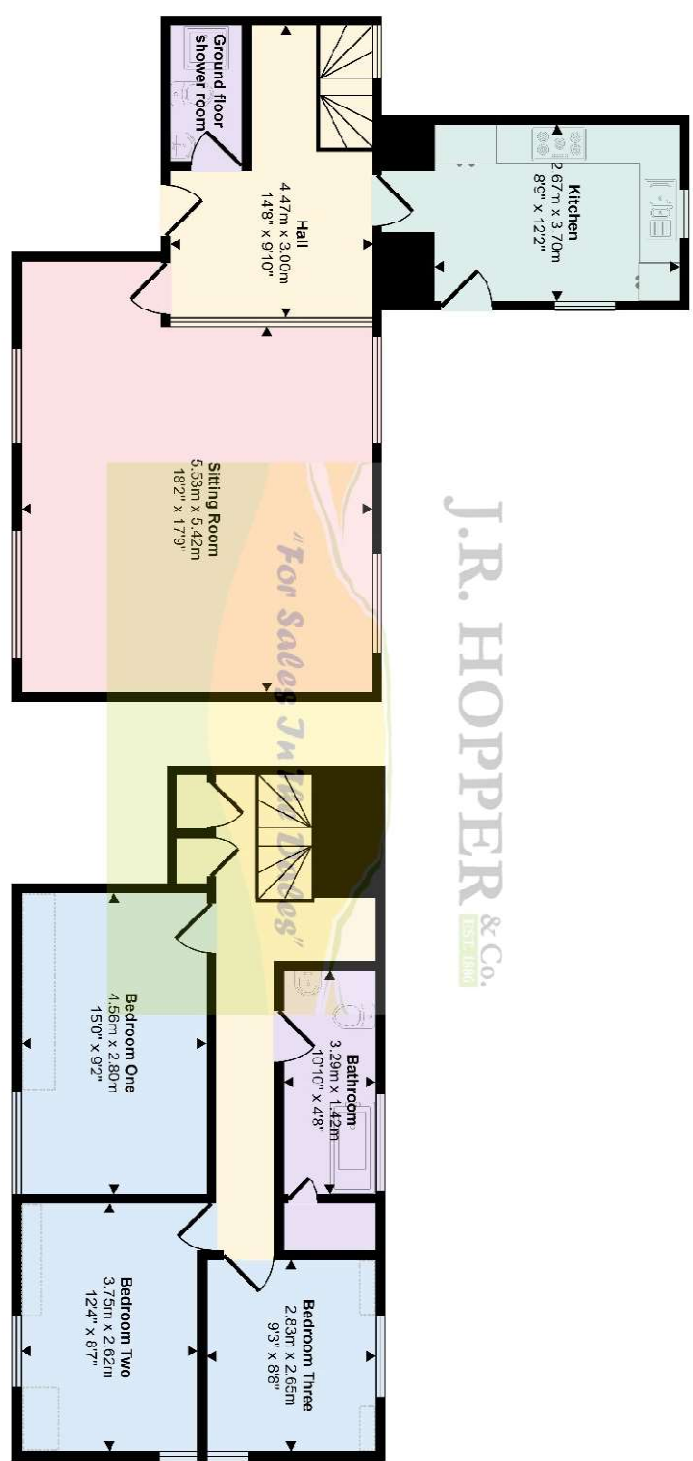


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Approx Gross Internal Area
109 sq m / 1176 sq ft

J.R. HOPPER & Co.
1957-1960



Ground Floor
Approx 59 sq m / 630 sq ft

First Floor
Approx 51 sq m / 545 sq ft

Dimensions need height below 1.5m

This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Simple 300.