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"For Sales In The Dales"



Allendale, Hartley

- Detached Cottage in Pretty Village Location
- Close To Market Town Amenities
- 3 Double Bedrooms
- Family Bathroom
- Kitchen With Integrated Appliances
- Two Reception Rooms Both with Log Burning Stoves
- South Facing Garden Room • Gated Driveway
- South Facing Garden
- Oil Central Heating & Solar Panels
- For Sale by Modern Auction
- T's & C's Apply
- Subject To A Reserve Price
- Buyers Fees Apply

Postcode: **CA17 4JJ**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **51-E**

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

Starting Bid: £240,000



Allendale is a beautiful, detached cottage in the lovely village of Hartley, near Kirkby Stephen.

Hartley is a quiet, pretty village with a stream running through the middle and attractive houses on either side. As a no through road, it has little traffic and there are beautiful walks from the door, including the famous Coast to Coast Walk which passes through. Set in the heart of the stunning Eden Valley, there are lovely views over open countryside, a wide variety of visiting birds and even frequent red squirrels.



The popular town of Kirkby Stephen is only half a mile away with a wide range of shops, restaurants & pubs, church, doctor's surgery and a reputable primary & grammar school.

The cottage is believed to date back to the 1700's when it was a barn to the farm next door. It was made habitable in the 1930's to house workers from the nearby former limestone quarry.



Allendale is a lovely South facing property offering spacious accommodation. On the ground floor is a good-sized dining kitchen, an additional dining room, WC, living room with a log burning stove and new garden room with double French doors to the garden.

Upstairs, the property has three good sized double bedrooms with the potential to make one en-suite and a family bathroom.

The cottage is heated by oil central heating and benefits from double glazing throughout. The property has three solar panels which heats the hot water with an immersion heater for winter back up if required.



Outside, the property has parking for one vehicle, although it is possible to extend this space. The property has a well-established garden with lawn, borders and trees which can be accessed from a gate at the front of the property and from the garden room. There is also a timber summer house in the garden which can be a multi-functional addition to the property. The garden offers views to the fields behind.

Allendale offers the opportunity to live in a quiet, pretty village with all the convenience of a good town on the doorstep. Internal viewing is strongly recommended.



GROUND FLOOR

Front Entrance Porch Tiled flooring. Pitched ceiling. Front door.

Entrance Hall Fitted carpet. Front door. Staircase.

Living Room Polished floorboards. Wood burning stove. Telephone point & ultra-fast broadband access. Radiator. Window to front and bay window to side.

Dining Room Wooden flooring. Dado rail. Fireplace housing log burning stove. Radiator. Large alcove/study area. Window to the garden.

Kitchen Very attractive, light kitchen. Stone tiled floor. Underfloor heating. Excellent range of cream wall & base units with integrated dishwasher. Double Belfast sink with granite surround and drainer. Range cooker. Extractor hood. Telephone & TV points. Windows to front & side.

Garden Room Newly built South facing garden room. Stone tiled floor. Pitched ceiling with Velux windows and patio door to the garden.

Utility Stone tiled floor. Oil central heating boiler. Plumbing for washing machine. Window to kitchen.

Cloakroom Stone tiled flooring. WC. Wash basin. Extractor fan. Velux window.

FIRST FLOOR

Landing Fitted carpet. Radiator. Solar panel controls. Window to rear.

Bedroom 2 Good front double bedroom. Fitted carpet. Beamed ceiling. Fitted wardrobes. Radiator. South and West facing windows on two aspects with lovely views over the village to the hills.

Bedroom 1 Front double bedroom. Fitted carpet. Telephone point. Loft access. Radiator. Potential space for en-suite if required, access point to sewerage system located in porch below. Window to South with views over the garden.

Bedroom 3 Small double bedroom currently used as a hobby room. Laminate flooring. Loft access. Window to garden and Velux window.

Bathroom Good sized bathroom. Wooden flooring. White suite with corner bath, shower cubicle, WC and wash basin. Radiator. Extractor fan. Frosted window.





OUTSIDE

Garden Very pretty cottage garden with lawn, borders & trees.

Parking There is parking for 1 vehicle in front of the property, although it is possible to extend this space.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

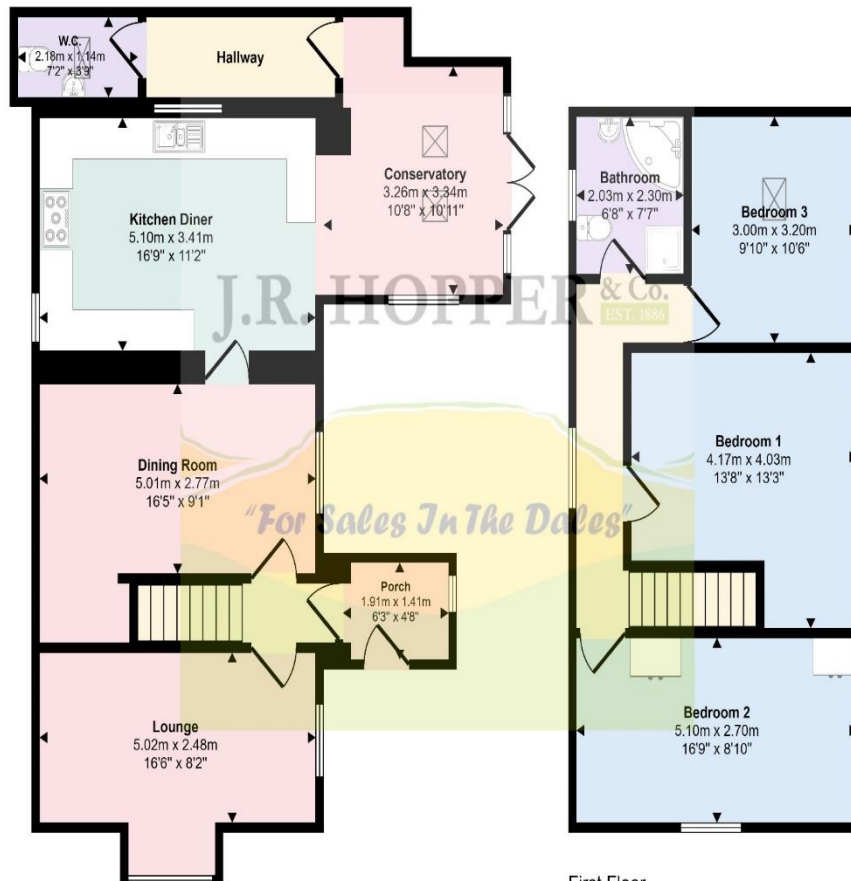
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.

Approx Gross Internal Area
129 sq m / 1391 sq ft



First Floor
Approx 53 sq m / 569 sq ft

Ground Floor
Approx 76 sq m / 822 sq ft

This floorplan 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 Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

