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"For Sales In The Dales"



Holly Cottage, Nateby

- Deceptively Spacious Character Cottage
 - Village Location Within Yorkshire Dales National Park
 - Spacious Living Room With Multi Fuel Stove
 - Well Appointed Kitchen Diner
 - Three Double Bedrooms
 - Modern Family Bathroom
 - Low Maintenance Gardens & Off-Road Parking
 - Extensive Views
 - B4RN Broadband
 - Ideal Family Home, Holiday Retreat Or Investment Property
- Postcode: **CA17 4JR**
Tenure: **Freehold**
Council Tax Band: **D**
Energy Efficiency Band: **D**
Local & Planning Authority:
Westmorland and Furness Council

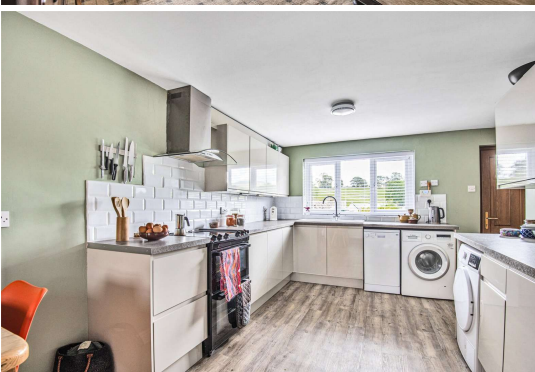
Guide Price: £320,000 - £340,000



Holly Cottage is a charming and well-presented home located in the picturesque village of Nateby.



Nateby is situated in the heart of the Dales/Lakes walking country in the Eden Valley and just a mile from the popular market town of Kirkby Stephen. The town has highly regarded primary and grammar schools and there are excellent independent schools at Sedbergh & Barnard Castle. There are excellent communication links with the M6 in the West being 8 miles away and the A66 link road to the A1 only 6 miles. The scenic Settle to Carlisle railway offers national connections with the station being just a mile from the house.



Holly Cottage has been renovated and offers spacious and versatile living over two floors. The ground floor features a practical entrance hall, a bright and generously sized living room with a multi-fuel stove, and a well-proportioned modern kitchen-diner, ideal for family life or entertaining.



Upstairs, there are three double bedrooms and a stylish family bathroom.

Externally the property benefits from off road parking and a raised flower garden to the side. There is an elevated rear garden with seating area, open aspect and extensive National Park views to Tailbridge Hill

Holly Cottage presents a fantastic opportunity as a family home, holiday retreat, or investment property in one of Cumbria's most desirable locations.



Ground Floor

Entrance Hall Laminate flooring and fitted carpet. Radiator. UPVC external door to the front.

Living Room Spacious, light filled living room. Fitted carpet. Multi fuel stove set on slate hearth. TV point. Two radiators. Two windows with a lovely outlook.

Kitchen Diner Spacious kitchen diner. Laminate flooring. Good range of modern wall and base units with complimentary work tops. Ceramic one bowl sink. Plumbing for washing machine and dishwasher. Freestanding electric cooker. Understairs storage cupboard. Radiator. Two windows over dual aspects. UPVC door to the rear.

First Floor

Stairs and Landing Fitted carpet. Airing cupboard. Window to the rear with views.

Bedroom One Large front double bedroom. Fitted carpet. Built in storage cupboard. Radiator. Window to the front.

Bedroom Two Large front double bedroom. Fitted carpet. Built in storage cupboard. Radiator. Window to the front.

Bathroom Modern family bathroom. Vinyl flooring. W/C. Wash basin. Bath with power shower over. Radiator. Frosted window to the rear.

Bedroom Three Double rear bedroom. Fitted carpet. Radiator. Window to the rear with views.

Outside

Front Enclosed low maintenance patio area. Steps leading to front door. Access to rear of the house.

Parking Gravelled parking area for two vehicles.

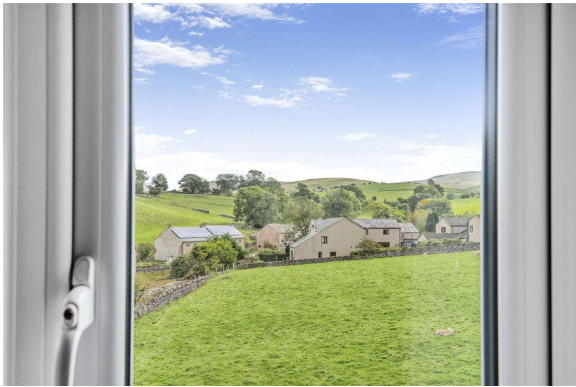
Rear Enclosed rear garden. Low maintenance gravelled area with seating. Storage shed. External boiler. External tap. Oil tank.

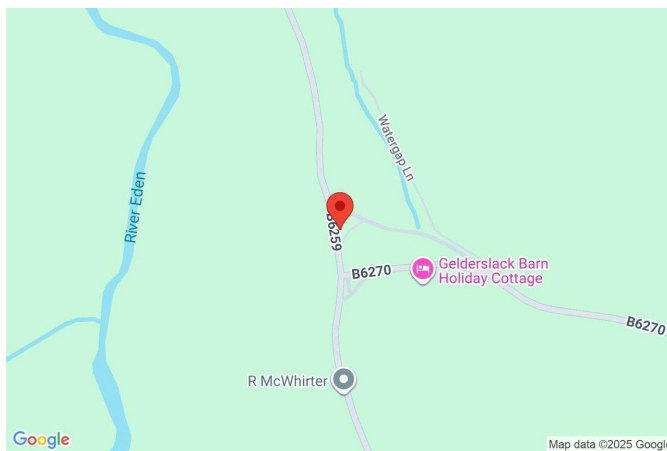
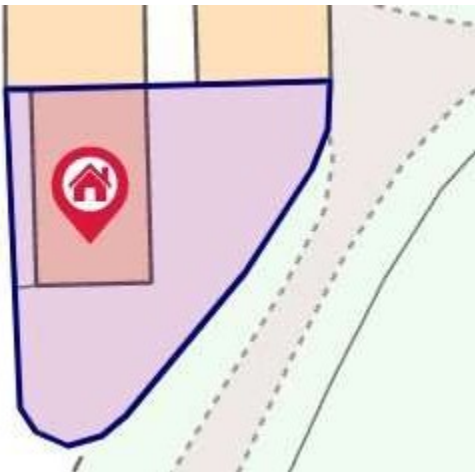
Agents Notes Mains electric, water & drainage.

Oil central heating and double glazing throughout.

Flood Risk: Very Low

Broadband: Basic: 16 Mbps
Superfast: 61 Mbps
Ultrafast: 1000 Mbps



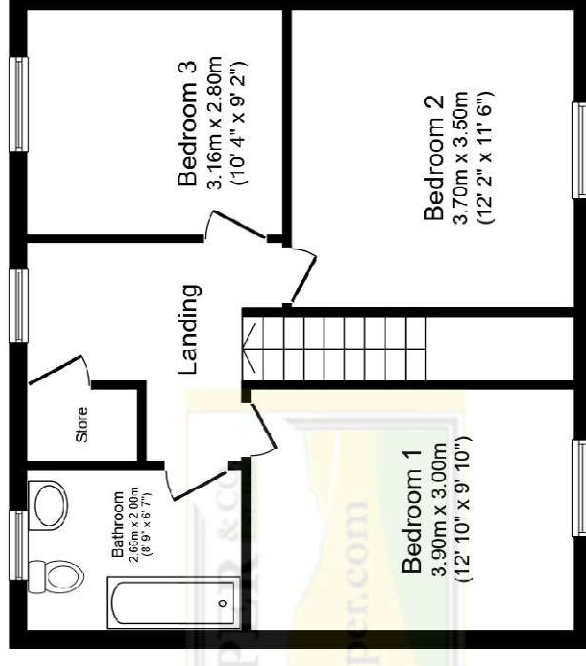


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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, gas, 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.



Ground Floor



First Floor

Total floor area 104.1 sq.m. (1,121 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.localagent.com