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"For Sales In The Dales"



Old Cottage, Crosby Garrett

- Spacious Detached Property In Quiet Village Location
- Living Room With Multi Fuel Stove
- Conservatory
- Traditional Cottage Kitchen
- Utility Room
- Three Double Bedrooms
- Family Bathroom
- Garage & Ample Off-Street Parking
- Front & Rear Gardens
- Chain Free
- Ideal Family Home

Postcode: **CA17 4PW**

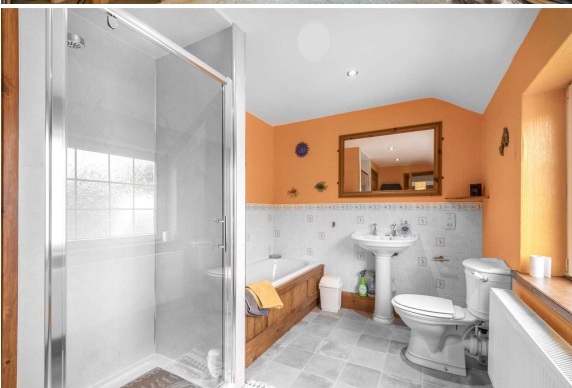
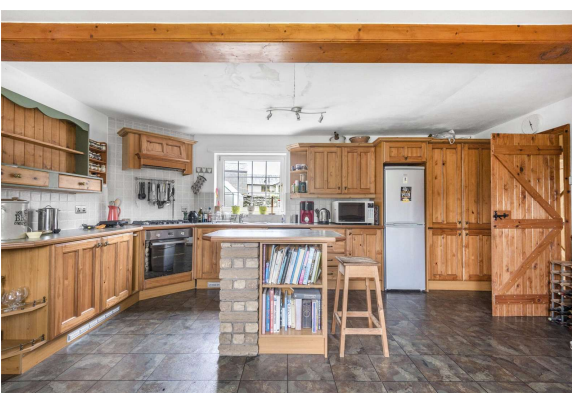
Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
Westmorland and Furness Council

Asking Price: £360,000 - £380,000



Old Cottage is a delightful, detached cottage located in the tranquil village of Crosby Garrett, nestled in the heart of the stunning Eden Valley. The village itself is quiet with minimal traffic and offers a strong sense of rural community, featuring a village hall and church. It is ideally situated for outdoor enthusiasts, with a variety of scenic walks from the doorstep — including the renowned Coast to Coast route which passes nearby.

Despite its peaceful setting, Crosby Garrett is conveniently located for access to the A66 and M6, making it an excellent base for commuting. The popular market town of Kirkby Stephen is just four miles away and offers a wide range of amenities including shops, restaurants, traditional pubs, a doctor's surgery, places of worship, and both a primary and grammar school.

The property offers generously proportioned accommodation over two floors. The ground floor comprises a welcoming entrance hall, a spacious living room with a multi-fuel stove, a bright conservatory, and a traditional cottage-style kitchen with a separate utility room.

Upstairs, the property features three well-proportioned double bedrooms and a large family bathroom.

Externally, Old Cottage sits on a generous wraparound plot. The front of the property enjoys a lawned garden area, while the rear offers a private enclosed patio — ideal for outdoor entertaining. A garage and off-road parking for one vehicle are also included.

Old Cottage would make a wonderful family home, rural retreat, or investment property in a sought-after location.

Ground Floor

Entrance Hall Fitted carpet. Dado rail. Radiator. Glazed UPVC external door to the front.

Living Room Spacious living room. Fitted carpet. Dado rail. Multi fuel stove on slate hearth with wooden lintel. TV point. Radiator. Two windows to the front bringing in lots of natural light.

Conservatory Fitted carpet. Radiator. Fully glazed ceiling. Glazed over three aspects. French doors leading to rear patio area.

Kitchen Spacious kitchen diner. Tiled flooring. Exposed beam. Dado rail. Good range of wooden wall and base units. Kitchen island with storage. Single stainless-steel sink and drainer. Integrated oven and gas hob with extractor hood. Space for fridge freezer. Plumbing for dishwasher. TV point. Radiator. Two windows over dual aspects.

Utility Room Vinyl flooring. Built in storage cupboard. Single bowl stainless steel sink & drainer. Plumbing for washing machine. Radiator. Window to the rear. Wooden external door to the rear of the property.

First Floor

Stairs & Landing Fitted carpet. Exposed beam. Loft access. Dado rail. Radiator. Window to the front of the property.

Bedroom One Spacious double bedroom. Fitted carpet. Exposed beam. Built in wardrobes. Radiator. Two windows over dual aspects.

Bedroom Three Spacious front double bedroom. Fitted carpet. Exposed beam. Loft access. Built in over the stair’s cupboard. Telephone & internet point. Window to the front of the property.

Bathroom Spacious family bathroom. Vinyl flooring. Downlights. Part tiled walls. Shower cubicle with power shower. Bath. W/C. Wash basin. Airing cupboard. Heated towel rail. Radiator. Frosted window to the rear.

Bedroom Two Front double bedroom. Fitted carpet. Built in wardrobes. Radiator. Window to the front.

Outside

Front Front part enclosed lawned garden with path leading to front door.

Rear Low maintenance enclosed rear patio garden with established flower beds and shrubbery.

Parking Low maintenance gravelled area with parking for one vehicle in front of garage doors. Further parking available in the garage.

Garage Large garage with space to park a vehicle. Up and over garage door. Pedestrian door to the rear. Window to the front.

Agents Notes Mains electric, water & drainage.

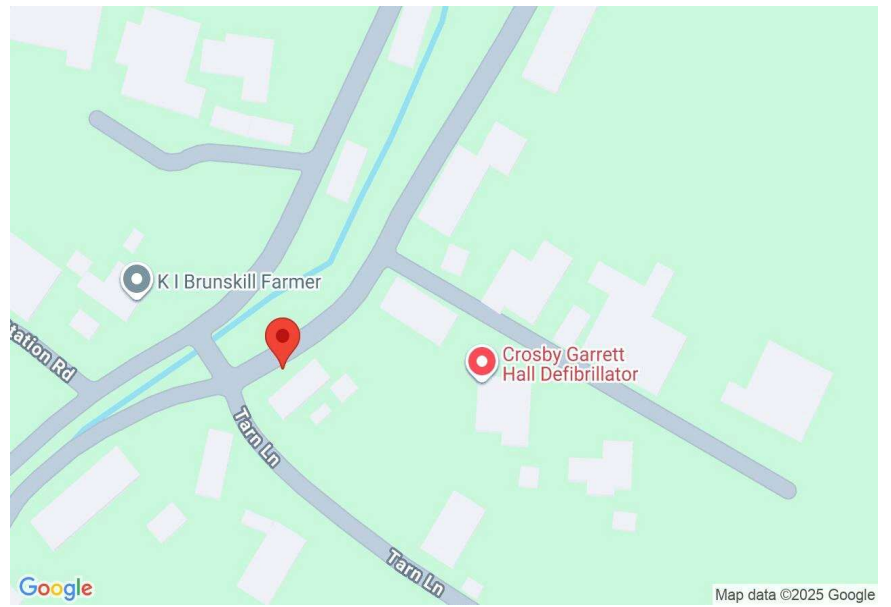
Oil central heating.

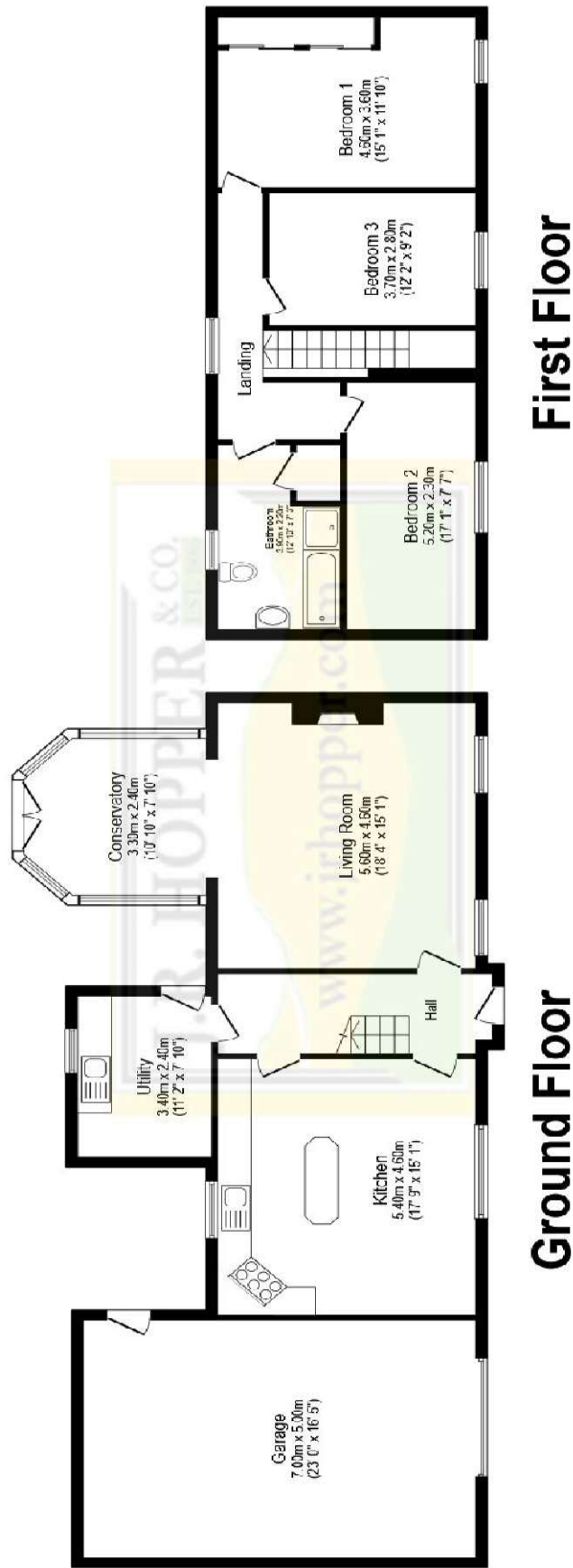
Flood Risk: Very Low with no known history of flooding.

Conservation Area: Crosby Garrett

Broadband: Basic 1 Mbps
Superfast 80 Mbps







Total floor area 173.7 sq.m. (1,870 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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