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"For Sales In The Dales"



Farriers Cottage, Warcop

- Charming Cottage in Village Location
- 2 Bedrooms
- Living Room & Kitchen
- Family Bathroom
- Some Modernisation Required
- Off Street Parking
- Detached Rear Garden
- Ideal Starter, Retirement or Investment Home
- No Chain

Postcode: **CA16 6PD**

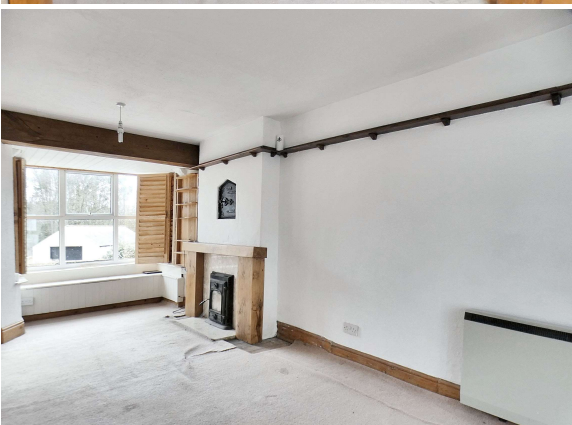
Tenure: **Freehold**

Council Tax Band: **A**

Energy Efficiency Band: **46E**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £165,000 - £175,000



Farriers Cottage is a charming cottage set in the village of Wacrop within the Eden Valley.

The village has a good community with pub, village hall, a respected Church Of England primary school and day nursery. Secondary schools are in the nearby market towns of Appleby In Westmorland, under 6 miles, where there is a wide range of shops, pubs, medical and sporting facilities and Kirkby Stephen, less than 8 miles away. The location offers great travel links via road to the A66 and M6 and mainline rail via the Settle- Carlisle line, the nearest station being at Appleby. There is a pub /restaurant in Sandford, just over a mile away.

This end-terrace home has a welcoming feel from the moment you open the door. On the ground floor is an open-plan kitchen and living area which is bright and airy, with large bay windows on either side allowing plenty of natural light to flood in. At the front, bespoke shutters add a beautiful touch to the living space.

Upstairs, there are two bedrooms and a family bathroom. The property benefits from double-glazed windows throughout and is fitted with night storage heaters. The property is in need of some minor modernising.

Outside, a short distance from the cottage, there is parking for one vehicle along with a garden to the rear. There is also the option to extend the parking area while still retaining a charming garden space. Additionally, there is a small built-up shed for storage, which is accessible via a neighbouring property.

GROUND FLOOR

Entrance & Porch Oak flooring. Utility sink. Understairs utility area with plumbing for a washing machine and space for a freezer.

Open Plan Living Room Lovely, bright room. Exposed ceiling beam. Bespoke ash wood kitchen with a ceramic sink and space for an electric cooker and hob. Integrated fridge. Multi-fuel stove with access to the flue above via a wrought iron door and oak surround. Ash shelving. Night storage heaters. Large bay windows on both aspects with bespoke shutters.

FIRST FLOOR

Landing Turned staircase. Loft access via ladder on landing (partially boarded for storage.)

Family Bathroom Oak wooden flooring. Bath with an overhead shower. WC. Wash basin. Heated towel rail (heated via the back boiler). Small double-glazed window.

Bedroom One Rear double bedroom. Fitted carpet. Ash wood, built-in wardrobe with drawers. Night storage heater. Double-glazed window to the rear with ash shutters.

Bedroom Two Front, single bedroom. Fitted carpet. Built-in birch cupboards and wardrobe space. Double-glazed window.

Outside

Garden There is a detached garden, just a short walk from the property. Currently the garden is untouched although could be landscaped to create a peaceful retreat. The garden is tucked away behind a neighbours garage, giving privacy and screening.

Parking In front of the garden is a parking area of one vehicle.

Agents Notes

Mobile Coverage: EE | Vodafone | O2

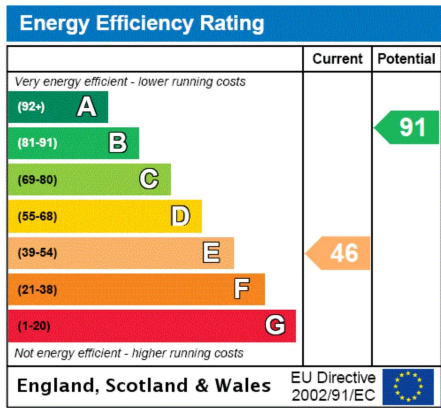
Broadband

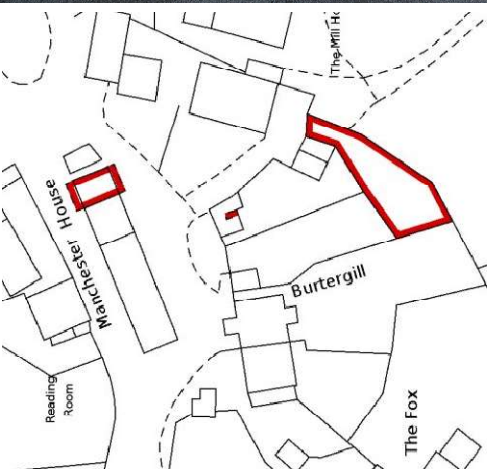
Basic - 5 Mbps | Superfast - 80 Mbp

Flood Risk

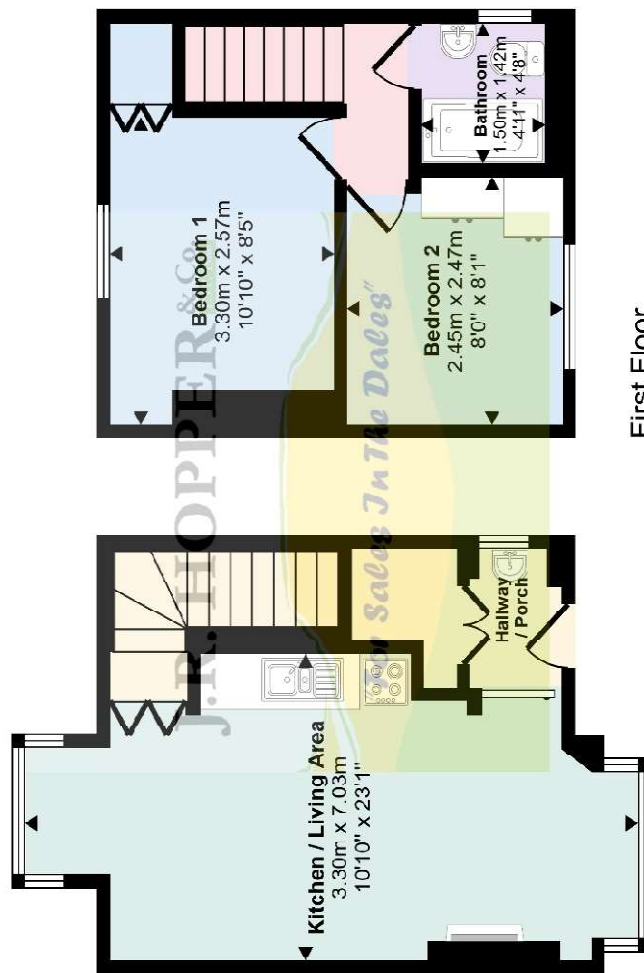
No flooding history

Farriers Cottage has recently had a new roof – September 2025.





Approx Gross Internal Area
47 sq m / 510 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, floors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.