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Local, Professional Property Services

# 1 Limefield Cottages - Farleton





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Freehold £275,000



## Features

- Stunning views of Farleton Knott
- Located in peaceful and desirable location
- Bright open plan living area
- Integrated garage
- A private garden
- B4RN hyperfast broadband installed.
- Opportunity to add value and your own stamp

This charming stone-built, end-of-terrace home is nestled in the peaceful and highly sought-after hamlet of Farleton, and blends character with modern comfort. Bathed in natural light, the property enjoys stunning views of Farleton Knott. Upon entering, you are welcomed into an inviting entrance that leads to a four-piece bathroom. The heart of the home is the fantastic open-plan living and dining area, featuring a vaulted ceiling, original wooden beams, and a central log burner. This sociable space offers direct access out to the

garden and flows seamlessly into the well-appointed kitchen, complete with a walk-in pantry. The property boasts two spacious double bedrooms, while a hallway off the main living area leads down to both the internal garage and the garden. Outside, the front of the property features a driveway with space for two vehicles, while the rear showcases a beautifully lawned garden providing a peaceful retreat perfect for relaxing or entertaining family and friends. Farleton is a picturesque hamlet conveniently

located close to the neighbouring market towns of Kirkby Lonsdale and Kendal with the Lake District National Park and the Yorkshire Dales a short drive away. There are excellent transport links with access to Junction 36 of the M6 motorway a short drive away also with close proximity to both Oxenholme and Carnforth Railway stations. Located in the catchment area for well regarded primary schools in Milnthorpe- Holme and Burton In Kendal and secondary schools in Kirkby Lonsdale- Milnthorpe and Kendal.





#### Entrance vestibule

A bright space designed for convenience and perfect for removing shoes before entering the property. An original stone wall adds character, while a half-glazed wall allows natural light to flow in, overlooking the courtyard to one side and the stunning Farleton Knott to the other.

#### Hallway

From the entrance of the property, the hallway provides access to the bathroom and open-plan living areas. Additionally, an internal cupboard houses the boiler and offers extra storage space.

#### Kitchen

The open-plan design seamlessly integrates the kitchen with the living and dining areas, creating a bright and sociable space, perfect for entertaining. A well-placed window above the sink brings in natural light, while a walk-in pantry provides convenient storage to keep the main kitchen clutter-free. The kitchen is fitted with a range of cream wall and base units, along with drawers, all beautifully complemented by a stylish laminate work surface and vibrant tiled splashbacks. It also features an oven and electric hob with a built-in extractor above, as well as a designated space for an under-counter fridge-freezer.







#### Living/ dining room

A fantastic space, perfect for unwinding and socialising with family and friends. The room boasts an impressive vaulted ceiling with original wooden beams, adding character and charm, while a feature wood burner sits elegantly on a stone hearth. A door provides direct access to the garden, seamlessly blending indoor and outdoor living.

#### Bathroom

A four-piece suite featuring a bath, a shower cubicle with an electric shower, a WC, and a hand basin, complemented by tiled splashbacks and a natural laminate flooring. Built-in shelving offers additional storage, while a window allows natural light to illuminate the space.

#### Bedroom 1

A bright double bedroom offering picturesque views of the rear garden and the open fields beyond. The room also features a built-in cupboard for convenient storage.

#### Bedroom 2

A bright double bedroom boasting picturesque views of the rear garden and the stunning Farleton Knott beyond. The room also benefits from a built-in cupboard for convenient storage.

#### Garage

An integral garage, accessible through double-fronted wooden doors or internally via a hallway from the kitchen or rear garden. This spacious area is ideal for storage and workshop needs, fully equipped with power and lighting.

#### Externally

At the front of the property, a driveway provides space for two vehicles, while traditional stone flag steps, framed by a stone border and charming cobblestones, lead to the entrance. To the rear, a beautiful lawned garden features raised stone beds, mature trees, and bushes, creating a serene outdoor retreat. The traditional cobblestones continue around the property's edge, enhancing its character, while stunning views of open fields and Farleton Knott provide a picturesque backdrop. The garden can be accessed through the open-plan living area, the garage, or via a small rear gate for maintenance access.



#### Useful Information

Tenure - Freehold.

Council tax band - C (Westmorland and Furness Council).

Property converted - 1971.

Heating - Gas central heating.

Drainage - Septic Tank.

Water - Mains.

Internet - B4RN hyperfast broadband installed.

Flying freehold- Above the garage.

What3Words location - [///conspired.liver.mushroom](https://www.what3words.com/#!/conspired.liver.mushroom)



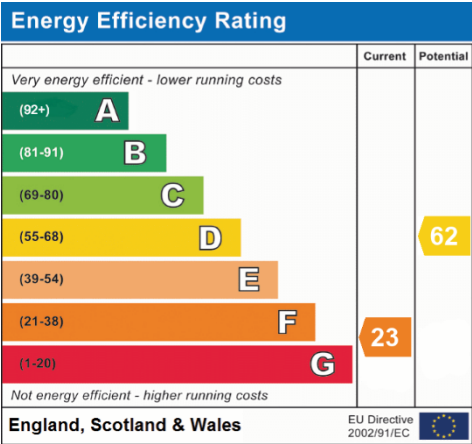
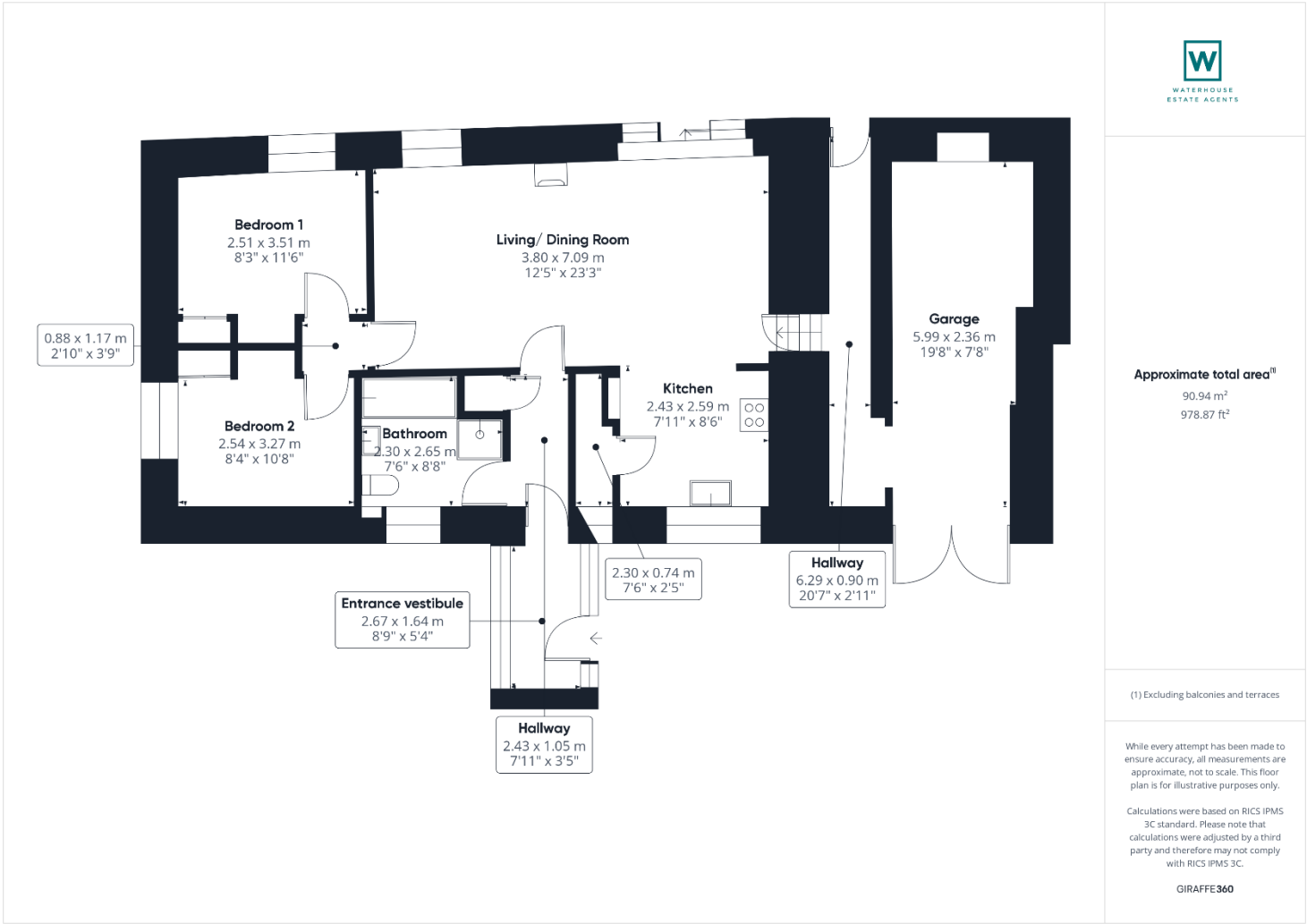
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