



New House, Cautley
£440,000 Freehold



New House

Cautley, Sedbergh

An exceptionally appealing deceptively spacious detached traditional former Farmhouse with a date stone of 1836 pleasantly situated within the hamlet of Cautley in the Yorkshire Dales National Park with fabulous far reaching countryside views towards the surrounding fells. Situated on the fringe of Sedbergh and being only five minutes from the market town where the amenities include a variety of shops, cafes, bars and schools including Sedbergh primary, Settlebeck and the renowned Sedbergh School. The location is within easy reach of Junction 37 of the M6, the market town of both Kendal and Kirkby Lonsdale, Kirkby Stephen railway station on the historic Settle-Carlisle line, the mainline railway station at Oxenholme and the Lake District National Park.

The well presented accommodation, which retains many period features and combines traditional with modern, briefly comprises porch, sitting room, lounge, kitchen, dining and living space and a study on the ground floor. There are three bedrooms and a four piece bathroom on the first floor and a cellar. The property benefits double glazing and oil fired heating.

Outside offers gardens to the front and rear, a garage with workshop and gated driveway parking.

GROUND FLOOR

PORCH

5' 6" x 4' 2" (1.68m x 1.27m)

Timber entrance door, fitted bench and coat hooks, lighting, flagged flooring.

SITTING ROOM

12' 8" x 12' 1" (3.87m x 3.69m)

Oak door to porch, double glazed window, traditional cast iron style radiator, woodburning stove to feature fireplace, feature alcove with stone lintel, Canadian Maple flooring.

LOUNGE

11' 11" x 11' 5" (3.64m x 3.49m)

Double glazed window, traditional cast iron style radiator, woodburning stove to feature fireplace, feature alcove with stone lintel, built in shelving, Canadian Maple flooring.

KITCHEN, DINING AND LIVING SPACE

22' 1" x 13' 3" (6.73m x 4.04m)

Double glazed door, four double glazed windows, three double glazed Velux style windows, traditional cast iron style radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with stainless steel splashback and extractor hood over, integrated fridge, freezer and dishwasher, plumbing for washing machine, fitted shelving, breakfast bar, oak worktops. Recessed spotlights and Canadian Maple flooring to Kitchen. Pendant lighting, wall lights and stone flagged flooring to living and dining space.

INNER HALL

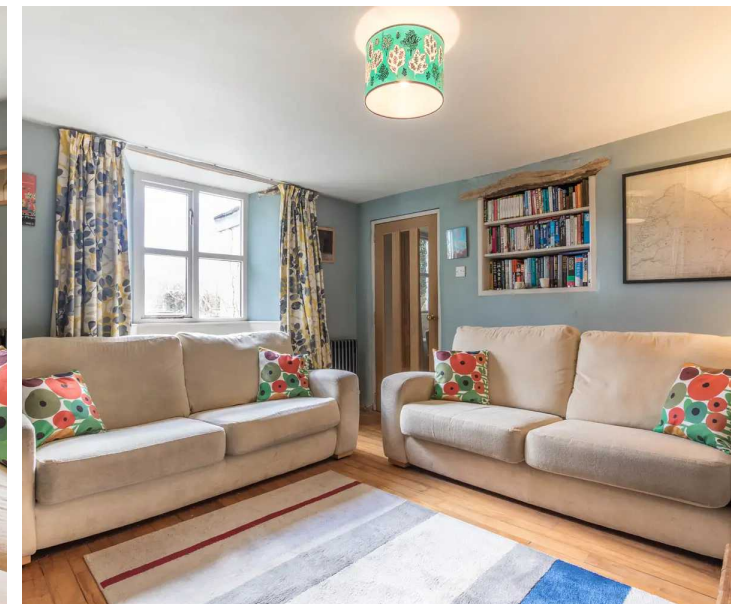
7' 1" x 2' 9" (2.17m x 0.84m)

Access to cellar, recessed spotlights, Canadian Maple flooring.

STUDY

8' 5" x 7' 12" (2.56m x 2.43m)

Double glazed window, traditional cast iron style radiator, exposed stone lintel, fitted coat hooks, recessed spotlights.





FIRST FLOOR

LANDING

6' 6" x 2' 8" (1.98m x 0.82m)

Double glazed Velux style window, exposed beams, loft access.

BEDROOM

12' 2" x 11' 10" (3.7m x 3.6m)

Double glazed window, traditional cast iron style radiator, exposed beams, recessed spotlights.

BEDROOM

12' 2" x 10' 10" (3.7m x 3.29m)

Double glazed window, traditional cast iron style radiator, exposed beams, recessed spotlights, stone lintel.

BEDROOM

8' 6" x 7' 11" (2.6m x 2.41m)

Double glazed window, double glazed Velux style window, traditional cast iron style radiator, exposed beams.

BATHROOM

8' 8" x 8' 1" (2.65m x 2.46m)

Double glazed window, double glazed Velux style window, traditional cast iron style radiator, wall mounted electric heater, four piece suite in white comprises W.C., wash hand basin with tiled splashback, bath with partially tiled splashback and fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, exposed beams, tiled flooring.

CELLAR

8' 6" x 8' 1" (2.6m x 2.47m)

Single glazed window, light and power, flagged flooring.

BOILER ROOM

Oil fired central heating boiler and hot water cylinder.





Garden

Accessed via a gated driveway, the gardens and outdoor space include parking to the front of the garage, gardens to the front, side and rear, an elevated decked patio which takes full advantage of the countryside and fell views, a variety of established trees and shrubs, greenhouse, chicken coop and access to the boiler room, garage and workshop/studio.

OFF ROAD

Parking to driveway

GARAGE

21'11" x 13'4" (6.70m x 4.08m)

Timber double doors, timber and glazed pedestrian door, single glazed window and roof window.

WORKSHOP

12' 2" x 11' 5" (3.72m x 3.49m)

Double glazed window, skylights, light and power, fitted shelving.

SERVICES

Mains electricity, oil fired heating, non mains water, non mains drainage.

COUNCIL TAX: Band E

TENURE: Freehold

EPC Rating E

DIRECTIONS

Pass through Sedbergh on the A683 towards Kirkby Stephen and continue to find New House located on the left immediately opposite the small car park for Cautley Chapel.

WHAT3WORDS: section.icicles.laces

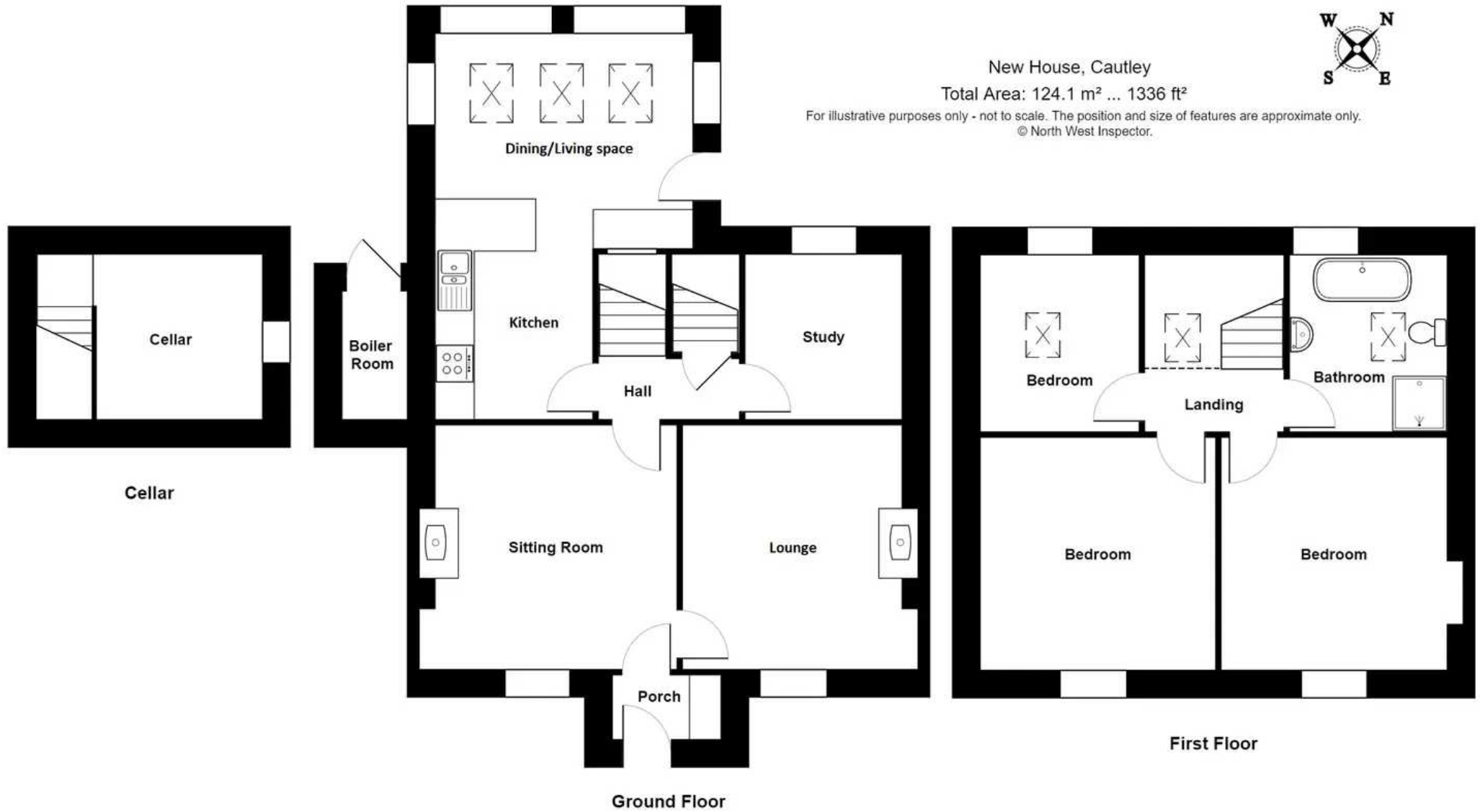




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Total Area: 124.1 m² ... 1336 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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