



Croft Cottage, Hutton Roof
£220,000



Croft Cottage

Hutton Roof

A delightful detached cottage located in the beautiful countryside village of Hutton Roof which has easy access to the local amenities within the town of Kirkby Lonsdale and the market town of Kendal, including access to the Yorkshire Dales National Park, Lake District National Park and road links to the M6 Motorway. Nestled in the picturesque countryside, this detached cottage exudes charm and character. Formerly run as a successful holiday let, this property presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. Upon entering, you are greeted by a welcoming sitting room adorned with rustic stone features, creating a cosy ambience that is perfect for relaxing evenings. From the sitting room is a kitchen diner, leading to the conveniently located downstairs bathroom. Ascending to the first floor, two generously sized double bedrooms await, offering comfort and tranquillity. The property boasts stunning views to the front, providing a scenic backdrop to every-day living. Outside, there is a small outside space located to the rear and the property offers on-street parking for added convenience. Situated in a tranquil setting, this detached cottage is surrounded by natural beauty, making it the ideal retreat for those seeking a peaceful lifestyle. Locally, residents benefit from easy access to a variety of walking routes, as well as nearby towns and villages, providing ample opportunities for exploration and leisure. Additionally, the property benefits from excellent road links to the M6 Motorway and the National Parks, ensuring seamless connectivity for commuters and nature enthusiasts alike. Embrace the serene surroundings and make this charming cottage your new home or investment venture, where modern comforts blend harmoniously with rustic allure.

- A delightful two double bedroom detached stone cottage
- Has been ran as a successful holiday let
- A great first time buyers property or investment property
- A charming sitting room with stone features
- Kitchen diner which leads to the downstairs bathroom
- Super-fast Gigabit broadband ideal for remote work
- Stunning views out to the front
- On street parking
- Easy access to local walking routes, local towns and villages
- Road links to the M6 Motorway and the National Parks

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING: TBC

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

From Kendal direction turn towards Hutton Roof at Lupton., follow road up into village past church and village hall, continue down the road to find Croft Cottage on the left.

WHAT3WORDS: ///months.cabinet.shoelaces





ENTRANCE HALL

5' 5" x 3' 3" (1.65m x 0.98m)

SITTING ROOM

12' 7" x 11' 5" (3.84m x 3.48m)

KITCHEN DINER

11' 9" x 10' 8" (3.59m x 3.26m)

INNER HALLWAY

4' 6" x 3' 2" (1.36m x 0.97m)

BATHROOM

9' 7" x 4' 5" (2.92m x 1.34m)

FIRST FLOOR

LANDING

2' 11" x 2' 9" (0.89m x 0.85m)

BEDROOM

12' 6" x 9' 3" (3.80m x 2.83m)

BEDROOM

11' 11" x 10' 10" (3.63m x 3.29m)











THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.