



HIGH LANE TERRACE, NEWBIGGIN ON LUNE
£275,000

MILNE MOSER
SALES + LETTINGS

1 HIGH LANE TERRACE
NEWBIGGIN ON LUNE
KIRKBY STEPHEN
CA17 4NY



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GARAGE &
PARKING

With a rural location within the Yorkshire Dales National Park, yet still with great road links, this three bedroom end terraced house combines modern living with character charm throughout.

Larger than expected, the property has accommodation over two floors with two reception rooms on the ground floor - one with an open fire and the other with a cosy woodburner, a kitchen and a cloakroom/wc.

All three bedrooms are doubles and there is a stylish shower room. The views to the rear are lovely, looking onto open fields and countryside towards distant dales.

A courtyard style garden at the rear provides space for sitting out and there are two outhouses, a garage and parking.

A lovely property in an idyllic location and ready to move into.





ACCOMMODATION

A forecourt with gate and railings leads to the glazed front porch. A further glazed door leads into:

LOUNGE

A good sized room with a double glazed window facing the front aspect and stairs leading to the first floor. Two electric storage heaters, a contemporary wood burning stove with stone lintel over, two ceiling light and a telephone point. Built in cupboard under the stairs and attractive wooden plank doors connecting to the kitchen and dining room.

DINING ROOM

A UPVC double glazed window overlooks the rear courtyard towards open fields and dales. Wooden fire surround with tiled inset and cast fire. Electric storage heater and a ceiling light.

KITCHEN

Fitted with base and wall units with modern wood effect worktops, tiled and tongue and groove panelled splashbacks. Enamel sink with drainer, electric hob and over, plumbing for a washing machine and a slimline dishwasher. Ceiling light, electric heater and a cupboard under the stairs (currently housing the fridge freezer).

REAR PORCH

Slimline electric heater, a ceiling light and door leading to the rear courtyard.

CLOAKROOM/WC

A frosted double glazed window to the rear elevation. Fitted with a WC and pedestal wash and basin. Extractor and a ceiling light.

LANDING

Access to the loft, a ceiling light and electric storage heater. Built in cupboard with hot water cylinder.

BEDROOM

A UPVC double glazed window faces the front elevation. Stripped wooden floor, a ceiling light, electric heater and built in double cupboard.



BEDROOM

Having an lovely view over countryside at the rear, the second double bedroom has a ceiling light, UPVC double glazed window and electric heater.

BEDROOM

UPVC double glazed window to the rear aspect also having a great view. The final double bedroom has a radiator, built in double cupboard and a ceiling light.

SHOWER ROOM

A frosted UPVC double glazed window to the front elevation. Fitted with a larger walk in cubicle, concealed cistern WC and a vanity wash hand basin. Tongue and groove panelling to the walls, tiled window sill, an extractor and downlights to the ceiling.

EXTERNAL

A small forecourt at the front with railing and gate provides space for pots. A gravelled rear courtyard is enclosed by walling and backs onto fields. Gates at either side lead to the parking area and across to neighbouring properties. There is space to sit out and relax plus two outhouses, perfect for storage. Parking is provided at the side and there is a single garage with up and over door





Ground Floor

1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

FLOOR PLAN

GROUND FLOOR

LOUNGE	18' 5" x 13' 6" (5.61m x 4.12m)
DINING ROOM	11' 1" x 14' 0" (3.38m x 4.26m)
KITCHEN	6' 9" x 15' 7" (2.05m x 4.75m)

FIRST FLOOR

BEDROOM	10' 5" x 13' 2" (3.18m x 4.01m)
BEDROOM	9' 1" x 11' 1" (2.78m x 3.39m)
BEDROOM	8' 10" x 11' 2" (2.70m x 3.41m)
SHOWER ROOM	7' 4" x 13' 2" (2.25m x 4.01m) max

EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		





KEY FACTS

DIRECTIONS

From junction 38 of M6, follow signs towards Kirkby Stephen on A685. Continue on A685 passing signs to Gaisgill and Kelleth. On reaching the turning and signs for Newbiggin on Lune, pass the Weasdale turning and then follow the sign to the left towards Great Asby. Continue up the lane, passing Brownber Hall with the terrace of properties then located to the right hand side. Number one is the first with the parking alongside.

what3words:///hops.essays.train

GENERAL INFORMATION

MAINS SERVICES: Water, Electric and Drainage

TENURE: Freehold

COUNCIL TAX BAND: C



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