



Croft Ends

Hutton Roof, Carnforth, Lancashire LA6 2PG

Cobble Country

Dales & lakes

Town & Country Property Agents Est. 1992



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Croft Ends is a 4-bedroom detached house located between the market towns of Kirkby Lonsdale and Carnforth in the village of Hutton Roof, a charming village surrounded by rolling countryside and known for its outstanding natural beauty. The village enjoys a peaceful, rural setting, yet is conveniently close to road links for commuting and amenities. Formally two houses, Croft Ends has a unique layout that makes for a spacious and versatile family home.

Entering the property through the front door, you are met with the first of two reception rooms, containing a wood burner set in a feature stone fireplace, and one of the staircases of the property. Adjoining this is the kitchen, which is well equipped with wall and base units, contains a modern electric everhot cooker, stainless steel sink with drainer as well as plumbing and space under the counter for a dishwasher. To the rear of the property is the conservatory and utility room which has space and plumbing for laundry appliances. Attached to the utility room is the second reception room which is currently being used as a downstairs bedroom, this room also benefits from a wood burner set in a feature stone fireplace.

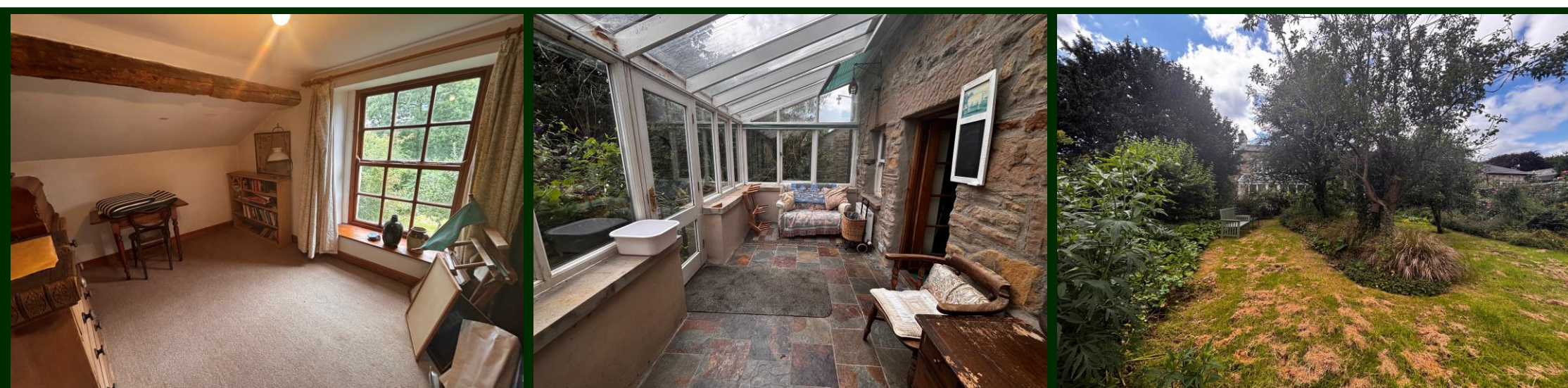
The first floor of the accommodation is divided into two. To the right-hand side of the house, accessed via the staircase in the first reception room, accommodation comprises of two double bedrooms and a bathroom. Spacious and well equipped the bathroom comes with a white three-piece suite. The left-hand side of the first floor is accessed via a staircase in the entrance hall and comprises of two double bedrooms and a shower room containing a cubicle shower, wc and pedestal wash basin.

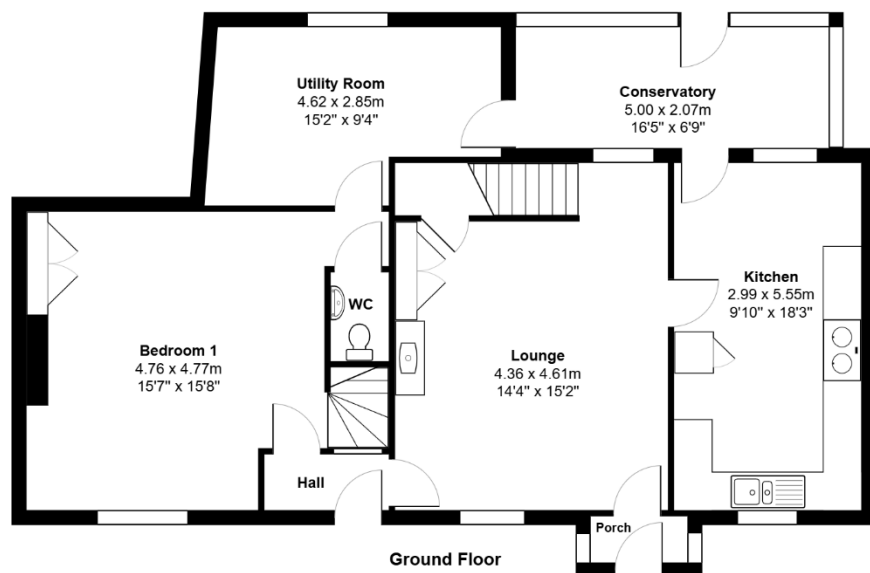
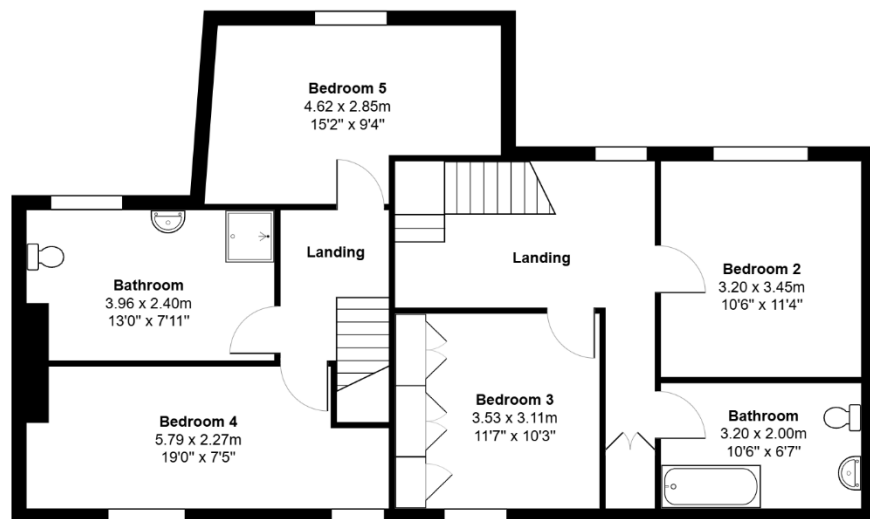
Externally, to the front there is a courtyard with ample room for garden furniture. The surrounding properties have a right of access over this space. To the rear is a generous lawned garden with mature trees and shrubs, beyond this, the property also benefits from its own vegetable patch. On the roadside there is a large double garage.

The property benefits from mains electric, water, drainage and oil which powers the central heating.

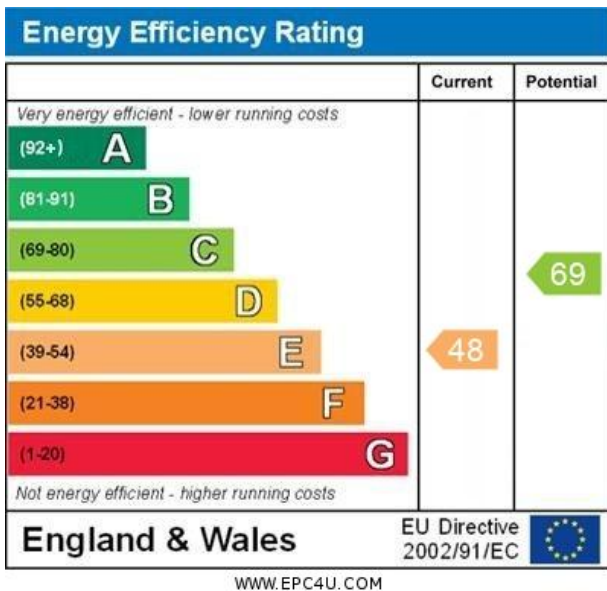
With a wealth of period features including exposed wooden beams and sash windows, this unique property is bursting with character and lends itself to a growing family or those looking to invest. Viewings highly recommended to understand this property.

Guide Price £575,000





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

Mains electric, water and drainage, Oil boiler for central heating.

TENURE

We are advised by the vender that the property is freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band D.

DIRECTIONS

From the A65 take one of the two turnings towards Hutton Roof, Proceed through the village on to Turner's Farm Cottages Lane, Croft Ends is on this road. Parking for the property is on the roadside.

What Three Words: Bits. Running. Escorting.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full details are available on request.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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