

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Ravenstonedale, Kirkby Stephen, CA17 4NG

Offers Over £250,000

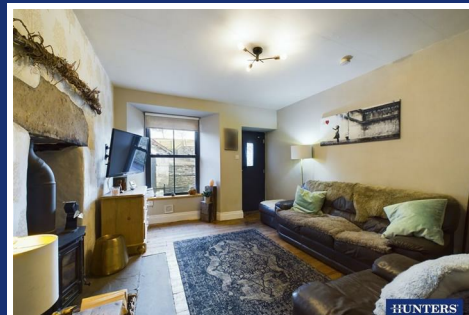


- Two Bed Character Cottage
- Two Receptions
- First Floor Bathroom
- Sash Windows (most double glazed)
- Plenty of Opportunity for Parking
- Many Traditional Features and a large garden with lots of potential
- Kitchen
- Wood Burner and Air Sourced Heat Pump
- Large Rear Garden
- Council Tax Band B

Tel: 01539 816399

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Sale of a character two bed cottage in the beautiful village of Ravenstonedale, with a LARGE rear garden with lots of potential and parking potential. With a pretty stone elevation and a small, planted forecourt, the internal accommodation comprises of; living room, dining room, kitchen, whilst to the first floor you will find two double bedrooms and bathroom.

To the rear of the property is a large garden, mostly laid to lawn, and there are two brick storage sheds with space behind for storing wood. There is also a decked area, and to the top of the garden you will find double gates leading to the rear access road and this provides an opportunity for creating hard standing and parking for several vehicles if required.

Internally there are many traditional character features such as the wood burner in the living room, wooden floors in the receptions, and sash windows (most of which are double glazed). Heating is provided by an air-source heat pump, complemented by the wood burner.

Ravenstonedale is a picturesque village at the foot of the Howgills and has a local pub and two active Churches. The market town of Kirkby Stephen is about 7 miles away and Sedbergh is 8 miles. Each of the towns have secondary schools, pubs, cafes and & restaurants as well as doctors and dentists providing plenty of nearby amenities for the village.



### Living Room

You step through the front door and enter into a welcoming living room packed with period features with a wood burning stove set in a recessed hearth, stripped floor boards, a built in wooden chest of draws and shelving and an attractive double glazed sash window to the front elevation. Plenty of space for a sofa, chairs and television table. An internal door then leads through to the dining room.

### Dining Room

With attractive wood floor and plenty of space for a dining table and chairs, and providing access to the stairs rising to the floor and to an inner hall.

### Kitchen

Fitted with a range of units at wall and base level and with contrasting work surfaces over and tiled splashbacks. There is space for a free standing cooker, space and plumbing for a washing machine and dishwasher, a stainless steel sink and drainer, and space for a tall fridge freezer.

### Utilities/Store Room

Accessed from the small inner hall and containing the plumbing for the heating system and with shelving space.

### First Floor Landing

Accessed from the stairs rising from the dining room and providing access to all the first floor accommodation. With a useful storage cupboard in space over the stairs.

### Bedroom One

A good sized double room with a double glazed sash window looking out to the front street. Plenty of space for a double bed, wardrobe, chest of draws and bed side cabinets.

### Bedroom Two

A second double room with a window looking out the rear of the property and with an attractive decorative cast iron fireplace.

### Bathroom

Comprising of a WC, pedestal wash-hand-basin, and panel bath.

### Garden

Accessed from the external door leading from the inner hall, you step out onto a paved area, and then onward to a large lawn. The garden is of generous proportions, spanning the area of the Cottage and the neighbouring building which is an occasionally used community hall. There is a decked area and a brick built outbuilding separated into two sheds and a coal bunker and there is space behind for storing wood. The garden can be accessed via the lane behind and has double gates allowing for vehicular access. There is some old hardstanding in place, but this could be developed to take multiple cars without compromising the use of the garden.

### Outbuildings

Floorplan







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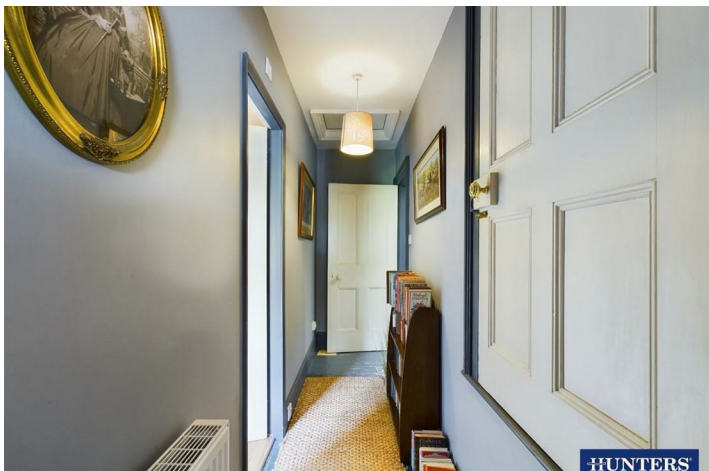
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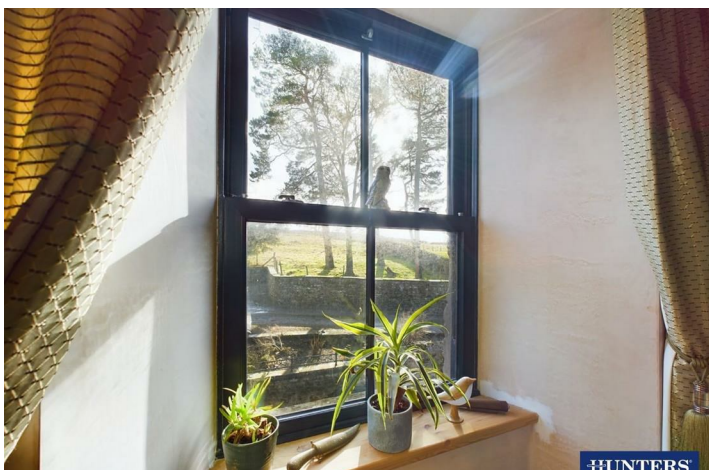
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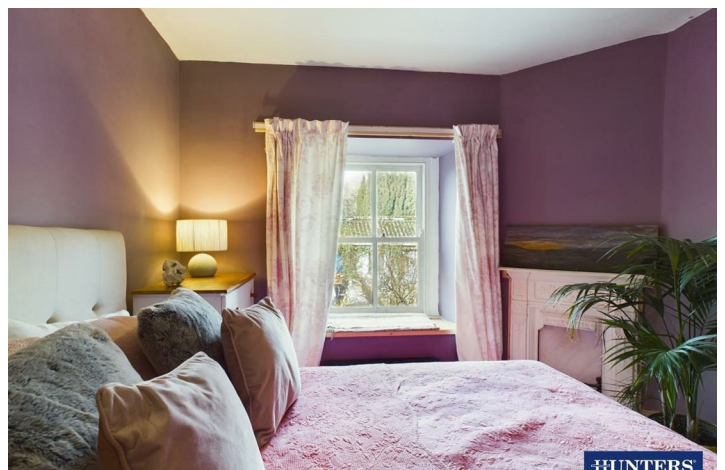
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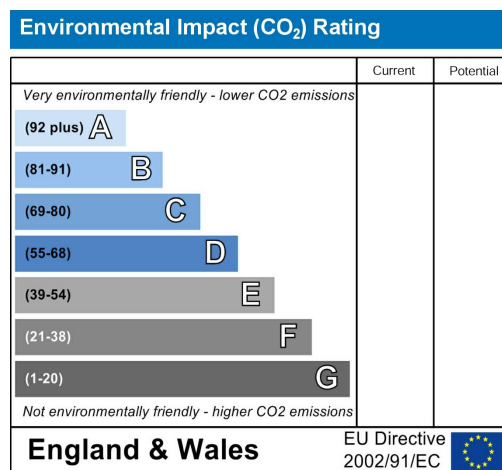
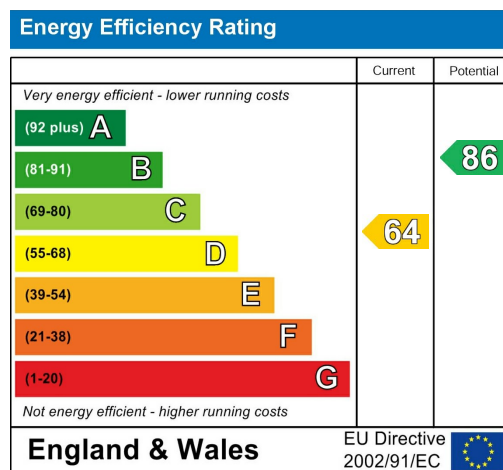
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## Energy Efficiency Graph



## Viewing

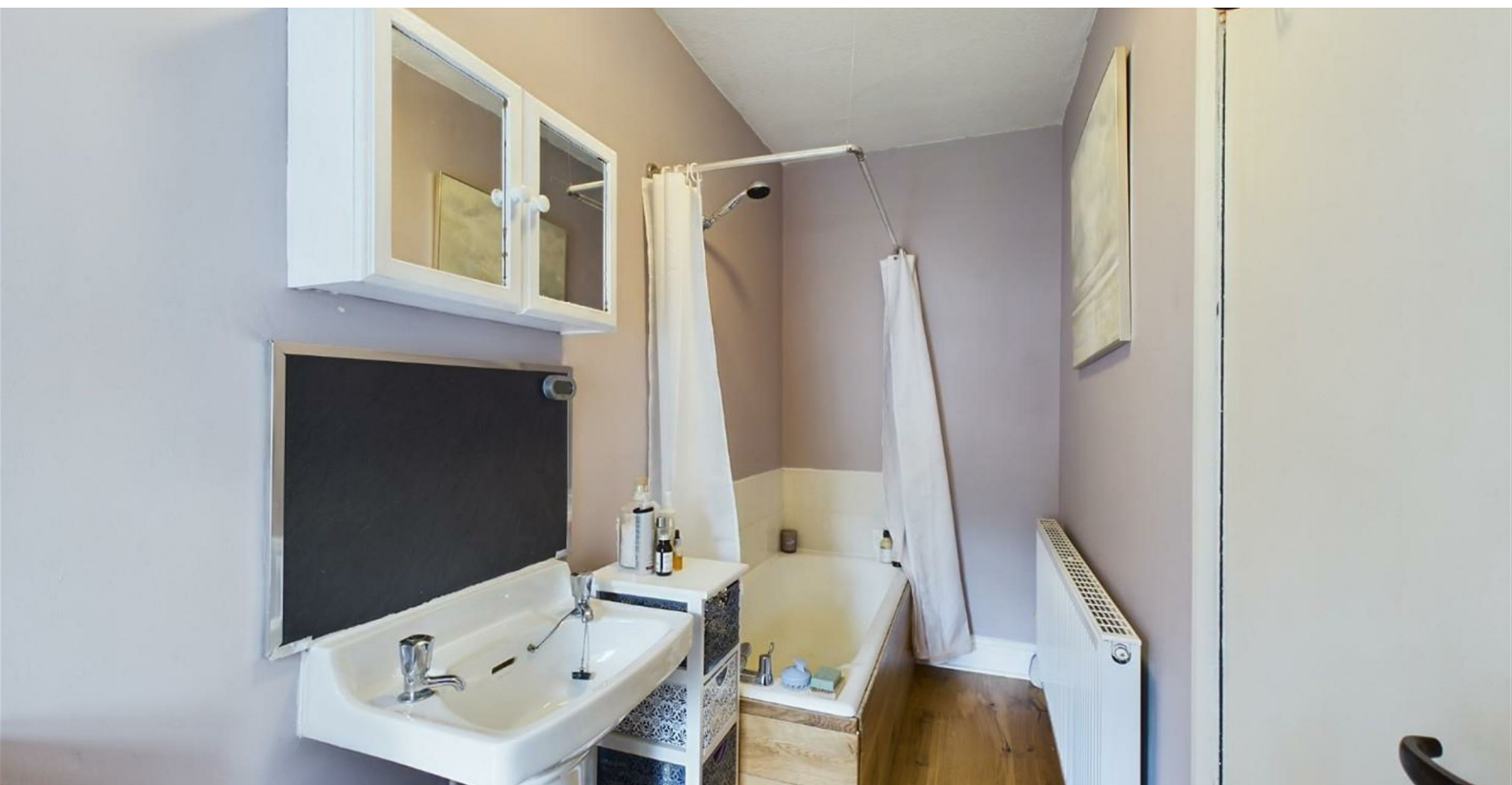
Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01539 816399

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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