

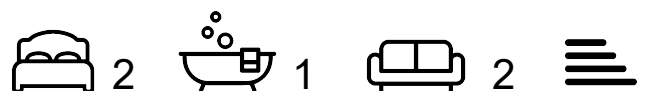
# HUNTERS®

HERE TO GET *you* THERE



Ravenstonedale, CA17 4NQ

Guide Price £340,000



- NO CHAIN
- Beautiful Views
- Modern Cottage
- Double Glazed Windows
- Characteristic Type Property
- Two Bedroom Cottage PLUS Office Room/Guest Room
- Ideal Rural Living
- Original Features

Tel: 01539 816399

Ravenstonedale, CA17 4NQ

Guide Price £340,000



A characterful detached cottage located at the head of the picturesque village of Ravenstonedale. The property has been modernised by the current owner in recent years, with new kitchen, bathroom, internal rendering, underfloor heating on the ground floor and new double glazing throughout. The property is Grade II listed with the original building dating back to the 16th Century, and the original adjoining outbuildings were converted in 1859 into a Dame School, serving the local village and surrounding community. Over the years the building has served many purposes before becoming a settled home.

The accommodation comprises of a cosy living room with a wood burner, a kitchen/diner, two bedrooms and a modern bathroom. There is a third occasional room (the former Dame School) which could be used as a bedroom, hobby room, office, or what-ever purpose serves the new owners. Under this room is a store room that contains the oil fired boiler and is a great space to store wood for the burner and other outdoor items.

To the rear is a private garden, planted with mature plants and shrubs and with seating areas to enjoy the evening sun and a quaint balcony. You will also find a stone built storage shed.

Situated in Ravenstonedale, the cottage enjoys access to two highly regarded inns and a nursery school, with the Fat Lamb Country Inn less than a mile away.

The market town of Kirkby Stephen is 6 miles distant and offers excellent facilities including schools and local stores. Sedbergh, with its renowned private school, is 8.7 miles away. Junction 38 of the M6 is 16 miles to the west.



### Entrance

Upon entering the property, you step into a welcoming hallway where the kitchen sits to your left and the reception room to your right. The staircase ahead leads you up to the first floor.

### Reception Room

From the hallway, you step into the charming reception room, complete with beautiful stone flooring, an enclosed fireplace, and striking exposed beams that enhance the room's character. Front-facing windows offer attractive views.

### Kitchen/Diner

Accessed from the hallway, you enter the newly fitted kitchen, which features stone flooring and beautiful wooden beams that add character to the space. The kitchen comprises modern fitted wall, base, and drawer units, along with an integrated oven, extractor fan, and a stainless steel sink unit with drainer. There is ample space for a family dining table and chairs, as well as the original pantry for additional storage.

### Bedroom One

From the landing, you enter Bedroom One, a generous double room with plenty of space for a double bed, wardrobe, and chest of drawers. The two windows to the front elevation fill the room with natural light and showcase beautiful views.

### Bedroom Two

From the landing, you enter Bedroom Two, another comfortable double room with space for a double bed and a small wardrobe or chest of drawers. A built-in cupboard offers extra storage, while the front-elevation windows fill the room with natural light and capture beautiful views.

### Office/Guest Room

Accessed down the stairs from Bedroom Two, the spacious guest room offers excellent versatility, making it perfect as an additional bedroom or a dedicated home office. Character features include wooden flooring, a high ceiling, and striking exposed beams. A front-elevation window delivers

ample natural light, and a door offers direct access to the front of the property.

### Bathroom

Accessed from the landing, the bathroom features a stylish three-piece suite, including a pedestal hand wash basin, a white bathtub with shower over, and a heated towel rail. There is also space available for additional shelving or storage.

### Garden

To the rear of the property, there is a garden featuring a paved area and mature shrubs. A shed provides useful additional storage, along with a wood store. A small balcony adds character to the space and offers the perfect spot for outdoor seating to enjoy the summer sunshine.

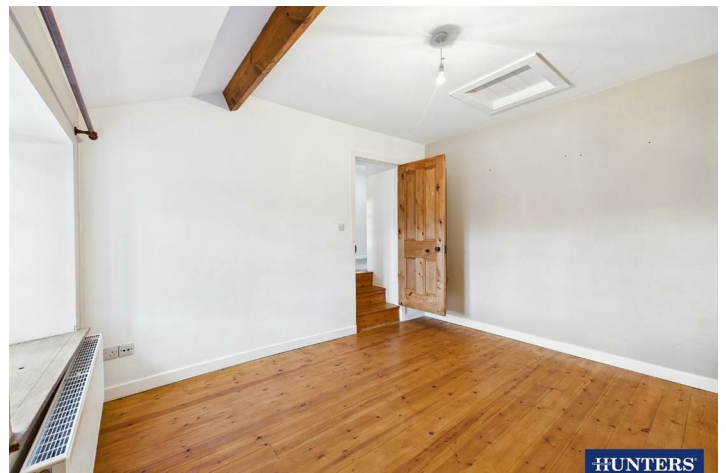
### AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan











## 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.



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.

86 Highgate, Kendal, LA9 4HE  
Tel: 01539 816399 Email: [kendal@hunters.com](mailto:kendal@hunters.com)  
<https://www.hunters.com>

