



## 3 Railway Cottages, Crosby Garrett – CA17 4PP

Guide Price £225,000

PFK



## 3 Railway Cottages

Crosby Garrett, Kirkby Stephen

Charming railway cottage in a picturesque location in Crosby Garrett village, offering character and comfort with three bedrooms, two log burning stoves, garden with garage and offroad parking. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

- Mid terraced railway cottage
- Three bedrooms
- Rear yard & detached garden
- Offroad parking & garage
- Tenure: Freehold
- Council Tax: Band B
- EPC rating E







## ACCOMMODATION

### Kitchen/Diner

11' 10" x 11' 4" (3.61m x 3.46m)

The property is accessed via external wooden door directly into the kitchen/diner. A rear aspect room, fitted with a good range of wall and base units with complementary wood work surfacing, incorporating inset sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for dining table, recessed log burning stove in a brick surround, storage heater, original tiled flooring and door to utility room.

### Utility Room

5' 10" x 4' 1" (1.78m x 1.24m)

With plumbing for washing machine and space for fridge, coat hooks, original tiled flooring and rear aspect window.

### Inner Hallway

Stairs to the first floor with understairs storage cupboard and original tiled flooring.

### Lounge

12' 0" x 17' 7" (3.65m x 5.35m)

A generous, attractive reception room with picture rail and dado rail, recessed Clearview multifuel stove in a stone surround and hearth, original tiled flooring and large front aspect window (we understand this window recently commissioned to the original architectural drawings and was handcrafted in Accoya). A door leads out to the front porch where a further door gives access out to the front garden.

## FIRST FLOOR LANDING

With obscured window at half landing level, the landing has a storage cupboard housing the recently installed, non vented hot water system, loft access hatch, storage heater and doors to the first floor rooms.

### Bedroom 1

13' 1" x 8' 8" (3.99m x 2.64m)

A front aspect double bedroom with feature fireplace





**Bedroom 1**

13' 1" x 8' 8" (3.99m x 2.64m)

A front aspect double bedroom with feature fireplace.

**Bedroom 2**

11' 5" x 8' 4" (3.48m x 2.54m)

A rear aspect double bedroom with feature fireplace.

**Bedroom 3**

9' 11" x 8' 6" (3.02m x 2.59m)

A front aspect single bedroom.

**Shower Room**

9' 0" x 4' 2" (2.75m x 1.28m)

Fitted with a three piece suite comprising WC, wash hand basin and walk in shower cubicle with mains shower. Part tiled walls, vertical heated chrome towel rail, tiled flooring and rear aspect window.

**ADDITIONAL INFORMATION****Services**

Mains electricity, water & shared septic tank drainage. Single glazed original windows throughout, with the exception of the new living room window which is double glazed . Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

**Septic Tank**

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.





### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :  
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

### Directions

From Kirkby Stephen head north to the mini roundabout, turn left and proceed up the hill. On reaching Kirkby Stephen Grammar school bear right for Soulby. Continue to Soulby and in the centre of the village turn left at the crossroads and approx. 0.5 mile along turn left for Crosby Garrett. On entering the village, head right down the hill and at the T junction turn left. Travel through the village and take a right hand turning, and the row of Railway Cottages can be found on the left hand side. The door to the rear yard is a green colour with a number 3 displayed on it.







## GARDEN

To the front of the property there is a lawned area. All properties in the terrace have access to the full area, but the strip of land directly to the front of the property is included within the Title. To the rear, there is a courtyard with flower bed and shed, single garage providing parking for one small car, with shared access along the rear of the houses providing further offroad parking for one vehicle. To the end of the terrace, there is a further private garden area, laid to lawn.

### Garage

Single Garage

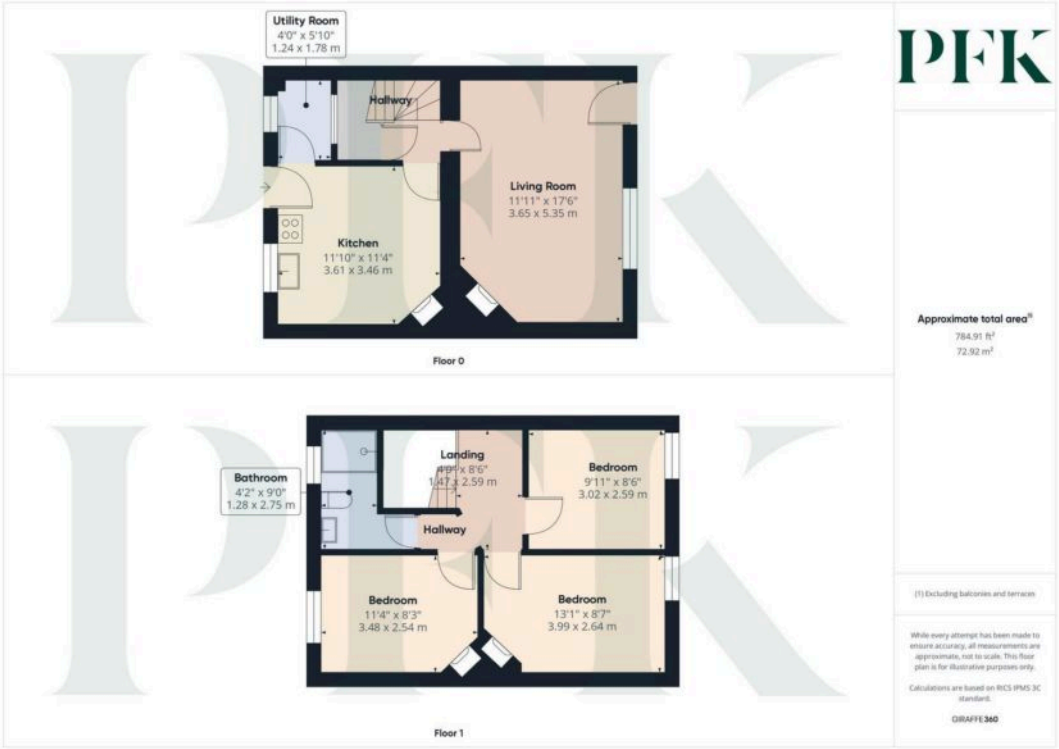
### Driveway

1 Parking Space


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1 Parking Space





# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC
		





## PFK Estate Agents

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