



## 6 Old Midland Cottages, Kirkby Stephen – CA17 4LF

Guide Price £190,000

PK

# PFK



## 6 Old Midland Cottages

Kirkby Stephen, Kirkby Stephen

Charming former railway cottage in Kirkby Stephen with log burning stove and wood flooring, 2 bedrooms, attic room, shared driveway, front lawn, rear yard, outhouses, driveway parking and large rear garden. Ideal for those seeking characterful property with modern comforts.

- End of terrace railway cottage
- 2 double bedrooms & further attic room
- Large garden with substantial outhouses
- Open outlooks front and rear
- Tenure: freehold
- Council Tax: Band B
- EPC rating E

6 Old Midland Cottages is located within a short walk of the centre of Kirkby Stephen, an Upper Eden market town, which lies some 12 miles from the M6 at Tebay/junction 38 and 4 miles from the A66 trans Pennine route at Brough. Kirkby Stephen offers a wide range of everyday facilities including a supermarket, shops, bank, public houses, primary and secondary schools, together with a wide range of sports facilities. Carlisle, Penrith, Kendal and Darlington are all within commuting distance, and the town benefits from a railway station on the historic Settle to Carlisle line.







## ACCOMMODATION

### Entrance Porch

Accessed via front door. With wood panelled walls, front aspect window and glazed door into the lounge.

### Lounge

17' 3" x 11' 8" (5.27m x 3.55m)

A front aspect reception room with large picture window, log burning stove on a sandstone hearth with wood lintel, wall mounted lighting and exposed wood flooring.

### Hallway

Stairs to the first floor with large understairs pantry area with wall mounted shelving and rear aspect window, tiled flooring and open access into the kitchen.

### Kitchen/Diner

11' 5" x 11' 9" (3.49m x 3.59m)

A rear aspect room, fitted with a good range of base units with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Freestanding gas range cooker (fuelled by Calor gas bottles), wall mounted open shelving, radiator, tiled flooring and glazed door out to the rear.





## FIRST FLOOR LANDING

With rear aspect window at half landing level, doors to first floor rooms and stairs continuing up to the second floor attic room with understairs storage cupboard.

### Bedroom 1

11' 6" x 11' 10" (3.51m x 3.60m)

A rear aspect double bedroom with radiator and built in wardrobes.

### Bedroom 2

11' 6" x 8' 2" (3.51m x 2.48m)

A front aspect, small double bedroom with radiator and exposed wood flooring.

### Bathroom

11' 5" x 8' 10" (3.48m x 2.70m)

Fitted with a three piece suite comprising WC, wash hand basin and bath with electric shower over, tiled splashbacks, part wood panelled walls, vertical heated towel rail, and obscured front aspect window.

### Second Floor Attic Room

16' 1" x 12' 10" (4.91m x 3.91m)

A spacious room with eaves storage cupboards, radiator and Velux window. Please note that due to the sloping ceilings in this room, there is restricted head height in places.







## FRONT GARDEN

As the property is located at the end of the terrace, the shared driveway, which is used, owned and maintained by all 6 cottages, runs down the side of the house. To the front, the garden is mainly laid to lawn with hedge and mature shrubs.

## YARD

Directly to the rear of the property, there is an enclosed paved yard, which gives access into a stone built outhouse. This has been partially converted into a workshop, benefitting from power supply, workbench, vertical heated chrome towel rail and Belfast sink, with a door giving access into a WC, with wash hand basin, WC and vertical heated chrome towel rail. A door to the side of the yard gives access out onto the shared driveway and leads to the private rear garden for the property.

## REAR GARDEN

Across the shared driveway, there is designated parking for the property and also a large wooden outhouse, a well insulated space with power supply and which houses the biomass boiler. Steps from the wooden outhouse lead to a private, detached garden mainly laid to lawn with shrubs, plants and trees, with a further wood outhouse housing the pellet store.

## DRIVEWAY

3 Parking Spaces





## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage. Heating by way of biomass boiler, and wood framed double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Referral & Other Payments

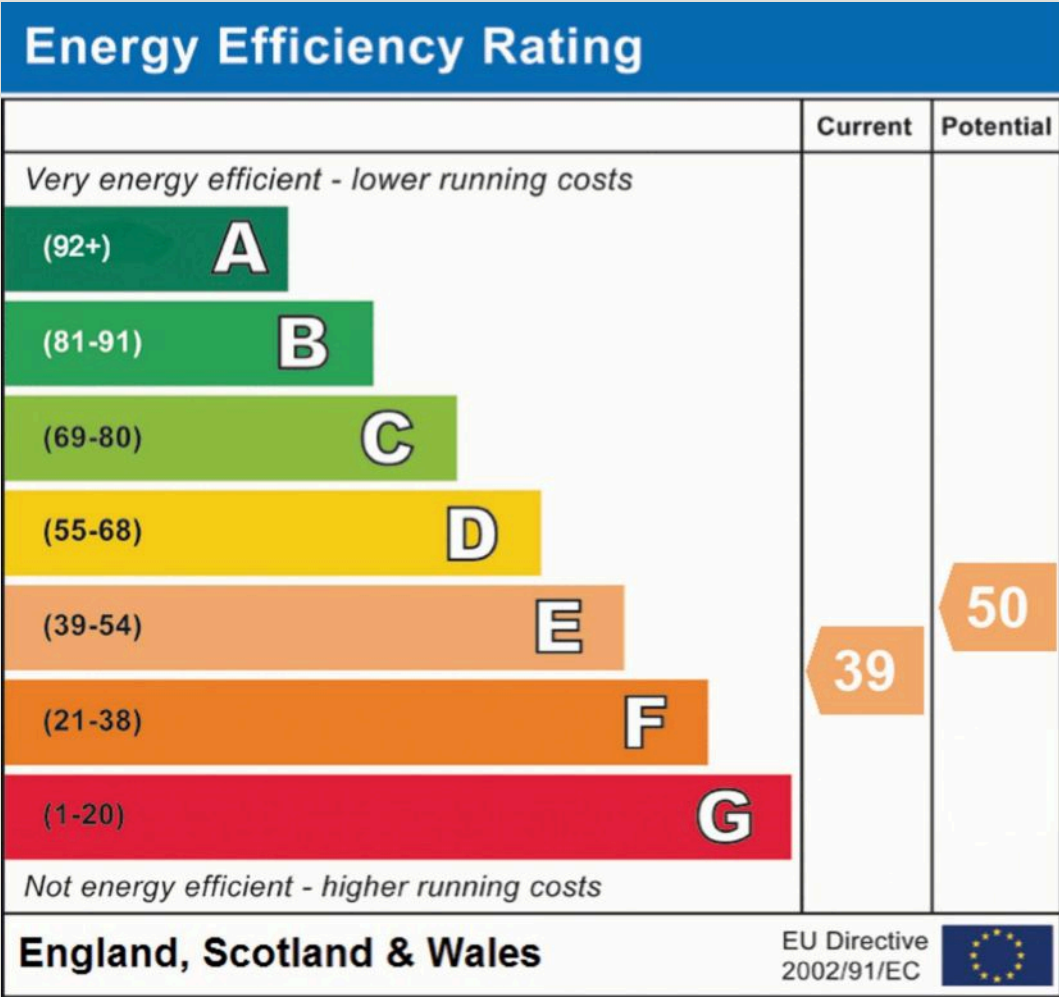
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens 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

If travelling on the A66 take the exit for Brough, following the A685 right through the middle of Kirkby Stephen and heading out towards the railway station. On approaching the crest of the hill, the railway station can be found on the left and 6 Old Midland Cottages can be found on the right. A For Sale board has been erected for identification purposes.











## PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

[penrith@pfk.co.uk](mailto:penrith@pfk.co.uk)

[www.pfk.co.uk](http://www.pfk.co.uk)

# PFK

