



Thistle Cottage, Great Musgrave – CA17 4DP

Guide Price £475,000

PFK

Thistle Cottage

Nestled towards the end of the charming village of Great Musgrave, Thistle Cottage is a beautiful semi detached, stone built home that has been thoughtfully extended. Offering open views towards the majestic Pennines, this delightful property combines traditional features with modern comforts.

The front entrance porch welcomes you into a spacious lounge, boasting characterful feature beams and a cosy log burning stove set within a stunning stone fireplace. At the rear of the property, a bright and airy kitchen/diner with windows overlooking the immaculate garden. A rear porch provides direct access out to the gardens, with a further external rear door leading into a practical boot room, cloakroom/WC and giving access to the stairs to the first floor. Adjoining the boot room is a dual aspect snug, with a further, inviting log burning stove, perfect for cosy evenings. A real highlight of the ground floor is the spacious double bedroom with an ensuite shower room, situated at the far end of the cottage. This room enjoys breathtaking views through a large window and French doors out to the garden, making it one of the most special spots in the home. To the first floor, there are two further double bedrooms, a stylish family shower room, and a principal bedroom with dual aspect windows and an ensuite shower room.

Externally, the property truly comes into its own. The rear garden has been beautifully landscaped, featuring a large patio seating area, a sweeping lawn, well stocked flower beds, mature shrubs and trees, raised vegetable beds, fruit cages, two sheds, and a charming summer house. There is also a substantial wooden garage and driveway parking for multiple vehicles.

- Charming stone built, semi detached cottage
- 4 double bedrooms
- Large landscaped garden





Great Musgrave, Kirkby Stephen

Great Musgrave is a predominantly farming village, in an elevated position giving panoramic views over the Vale of Eden and the northern Pennines. Local shops, primary school, post office, hotels, public houses and excellent medical practice with in house pharmacy are all easily within reach. At Kirkby Stephen and Brough there are regular bus services to Kendal and Penrith and easy access to the scenic Settle to Carlisle railway at Kirkby Stephen and Appleby stations. Secondary schools are either the highly regarded Kirkby Stephen or Appleby Grammar schools. The village is just three miles from the popular market town of Kirkby Stephen which has a variety of amenities including supermarket, interesting shops, bookshop, library, tearooms, banks, hotels, public houses, restaurants and various sporting facilities. It is close to the A66 for Scotch Corner (A1[M]) and Penrith (M6), the Lakes and Carlisle and to the south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

Tenure: Freehold

- Council Tax: Band C
- EPC rating TBC

ACCOMMODATION

Entrance Porch

Accessed via part glazed front door. With dual aspect windows and part glazed door into the lounge.

Lounge

21' 4" x 13' 7" (6.50m x 4.15m)

A spacious reception room with exposed beams and feature exposed stone wall, attractive stone fireplace housing a wood burning stove, radiator and twin front aspect windows.

Kitchen/Diner

27' 4" x 8' 6" (8.34m x 2.60m)

A spacious kitchen/diner with exposed beams, feature stone detailing and shelving. The kitchen area is fitted with a good range of wall and base units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with gas hob (Calor gas bottles) and extractor over, plumbing for under counter washing machine and dishwasher, wall mounted heater, tiled flooring and dual aspect windows. The dining area has ample room to accommodate a large dining table, radiator, twin rear aspect windows and part glazed door into the rear porch.

Rear Porch

With cloaks area, feature stone wall and flooring, rear aspect window enjoying views over the garden, and twin part glazed doors out to the garden.

Boot Room

11' 1" x 10' 4" (3.37m x 3.15m)

Stairs to the first floor with understairs storage area, storage cupboard housing the central heating boiler, radiator, tiled flooring, and part glazed door out to the rear.



ACCOMMODATION contd..

Cloakroom/WC

Fitted with WC and wash hand basin, radiator, tiled flooring, and obscured front aspect window.

Snug

14' 7" x 13' 8" (4.44m x 4.17m)

A dual aspect reception room with radiator and attractive feature stone fireplace housing a multifuel stove.

Bedroom 4

11' 5" x 10' 3" (3.49m x 3.12m)

A generous double bedroom with feature stone wall, built in wardrobe, recessed ceiling spotlights, two radiators, front aspect window enjoying views towards the fells, and French doors to the side leading out to the garden.

Ensuite Shower Room - Bedroom 4

9' 1" x 3' 1" (2.76m x 0.95m)

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle with electric shower, part tiled walls, radiator, and obscured rear aspect window.

FIRST FLOOR LANDING

With loft access hatch, radiator, front aspect window, and doors to the first floor rooms.

Bedroom 1

11' 9" x 13' 9" (3.58m x 4.20m)

A dual aspect double bedroom with exposed beams and two radiators.

Ensuite Shower Room - Bedroom 1

2' 7" x 6' 11" (0.78m x 2.11m)

Fitted with a wash hand basin and shower cubicle with electric shower, tiled walls and vertical heated chrome towel rail.



ACCOMMODATION contd...

Family Shower Room

7' 6" x 10' 0" (2.28m x 3.05m)

Fitted with a three piece suite comprising WC, wash hand basin and large, walk in shower cubicle with mains shower. Tiled walls, built in storage cupboard, vertical heated towel rail, laminate flooring, and obscured rear aspect window.

Bedroom 3

9' 3" x 10' 8" (2.82m x 3.24m)

A small, rear aspect double bedroom with exposed beam, loft access hatch and radiator.

Bedroom 2

11' 7" x 14' 8" (3.52m x 4.47m)

A spacious dual aspect double bedroom with exposed beam and radiator.





FRONT GARDEN

To the front of the property, there is a lawned walled garden, with flower beds and a gravelled area. To the side, a driveway provides offroad parking for several vehicles, leading to a large wooden garage, and a further section of lawn with raised beds and fruit cages.

REAR GARDEN

To the rear, the spacious and beautifully landscaped gardens are mainly laid to lawn with large patio area, flower beds and mature shrubs, woodstore, two garden sheds and a summer house.

Driveway parking for 3 cars. Wooden single garage.

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage by way of a waste treatment plant. Oil fired central heating and wood framed double glazing installed. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Drainage

We have been informed that drainage is by way of a waste treatment plant, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020

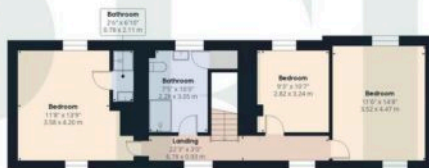
Directions

To find Thistle Cottage, Great Musgrave I would suggest following the What3Words- example.spellings.gadgets. Alternatively it can be located using the postcode CA17 4DP and a PFK for sale board has been positioned at the property.





Floor 0



Floor 1

PFK

Approximate total area⁽¹⁾

1720.18 ft²

159.81 m²

Reduced headroom

16.33 ft²

1.52 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS SPMS 3C standard.

ORAFY 360

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 2024 was £221.00; 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.





PFK Estate Agents

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

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

