



Rose Cottage Mellbecks, Kirkby Stephen, CA17 4AB

Guide Price £250,000

PFK

Rose Cottage Mellbecks

The Property

Nestled in the charming area of Mellbecks, Rose Cottage is a beautifully presented, semi-detached three storey family home offering spacious and versatile accommodation throughout.

On entering, you're welcomed by a bright entrance hallway leading to a well appointed kitchen featuring a generous range of units and ample space for appliances. The cosy lounge boasts a characterful log burning stove - perfect for relaxing evenings - while the separate dining room benefits from patio doors opening directly onto the garden, creating an ideal space for indoor-outdoor living and entertaining.

The first floor comprises two generously sized double bedrooms and a stylish four piece family bathroom. The second floor offers two additional double bedrooms and a modern three piece shower room, providing ample space for family or guests.

Externally, the property enjoys a low maintenance courtyard garden to the front, offering a peaceful outdoor retreat.

Rose Cottage blends traditional charm with modern comforts, making it an ideal choice for growing families or those seeking a home with character and space.





Rose Cottage Mellbecks

The Location & Directions

Rose Cottage is ideally located in the picturesque and historic area of Mellbecks, just a short walk from the centre of Kirkby Stephen. This vibrant market town offers a range of local amenities including independent shops, cafes, pubs, and schools, as well as excellent transport links. Surrounded by stunning countryside, the area is perfect for those who enjoy outdoor pursuits, with the Yorkshire Dales National Park and North Pennines Area of Outstanding Natural Beauty both within easy reach.

Directions

Rose Cottage can be located by using the postcode CA17 4AB or by using What3words: [veal.exonerate.tingled](https://www.what3words.com/veal.exonerate.tingled)**Directions**

- Semi-detached family home
- Accommodation over 3 floors
- 4 beds, 2 baths
- Courtyard garden
- Close to town centre
- Council Tax: Band C
- Tenure: Freehold
- EPC rating D



ACCOMMODATION

Entrance Porch

Entering the property through a UPVC partly glazed front door into the entrance porch, housing the central heating boiler.

Hallway

Doors to ground floor rooms, stairs to the first floor, radiator and understairs storage.

Kitchen

17' 7" x 7' 7" (5.37m x 2.31m)

Fitted with a good range of wall and base units. Integrated electric double oven, hob and extractor fan. 1.5 bowl stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Undercounter fridge and space for full fridge/freezer. Window to front elevation.

Lounge

16' 5" x 12' 4" (5.01m x 3.76m)

Cosy lounge fitted with a log burner, two windows to the side elevation and double doors opening into the dining area.

Dining Room

6' 11" x 11' 5" (2.10m x 3.49m)

Dining room with window to the side elevation, patio doors to the garden and fitted with a corrugated ceiling to allow in extra light.

FIRST FLOOR

Bedroom 1

8' 11" x 16' 10" (2.71m x 5.14m)

Double bedroom with front aspect window and a radiator.



Bedroom 2

7' 8" x 17' 5" (2.34m x 5.31m)

Small double bedroom with window to the front elevation, cupboard housing the hot water cylinder and a radiator.

Bathroom

Family bathroom fitted with a four piece suite comprising; bath, electric shower, WC, wash hand basin, heated towel rail and a window to the front elevation.

SECOND FLOOR**Bedroom 3**

13' 10" x 16' 4" (4.22m x 4.97m)

Double bedroom with feature beams, Velux window, two radiators and built in storage.

Bedroom 4

15' 5" x 7' 7" (4.71m x 2.32m)

Single bedroom with Velux window, radiator and eaves storage.

Shower Room

Fitted with a three piece suite comprising electric shower, WC, wash hand basin and heated towel rail.





Garden

Courtyard style garden. Please note - the neighbouring property has vehicular and pedestrian access across your garden.

ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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.

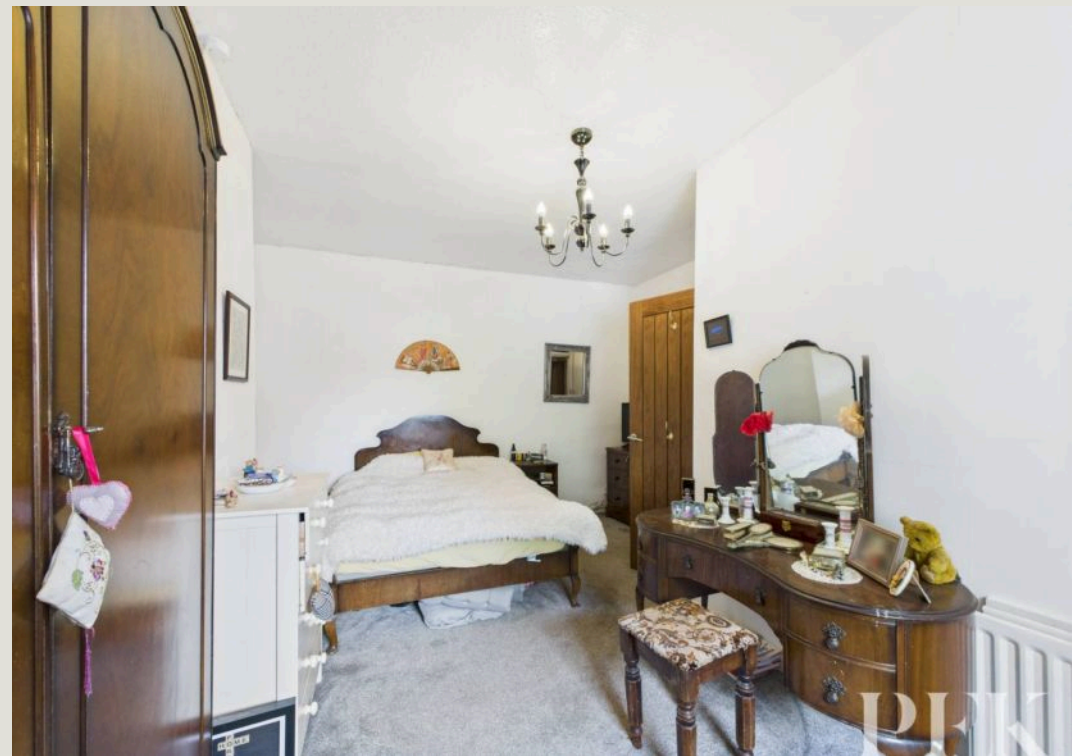
Referral & Other Payments

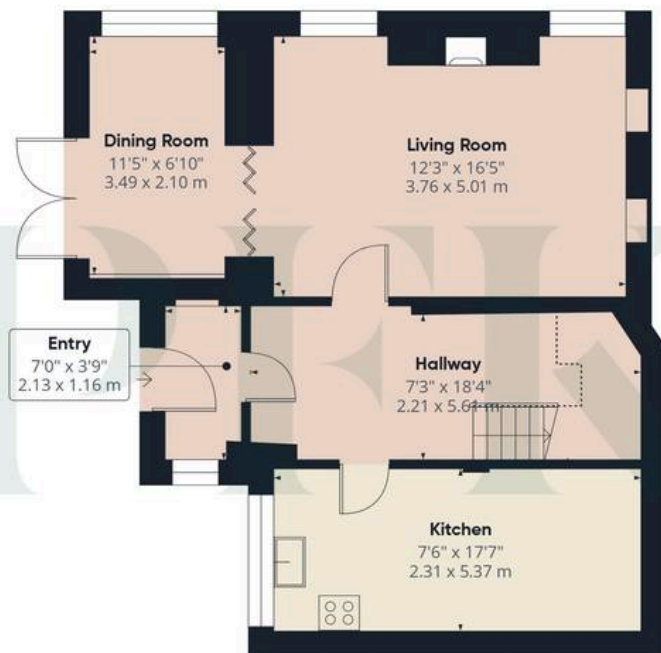
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Right of Way

Please note - the neighbouring property has a vehicular and pedestrian right of way across your garden to access their property and to park in their garage.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1375 ft²

127.7 m²

Reduced headroom

121 ft²

11.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div>	<div>64</div>	<div>75</div>
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC





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