



1 & 2 Midtown, Ravenstonedale – CA17 4NG

Fixed Price **£315,000**

PFK

1 & 2 Midtown

Ravenstonedale, Kirkby Stephen

Ravenstonedale Cottages – A Pair of Beautifully Restored Stone Cottages with Income Potential

An **exciting opportunity** to acquire two sympathetically renovated terraced cottages – **1 and 2 Midtown**, affectionately known together as *Ravenstonedale Cottages*. While each property enjoys its own independent access and unique charm, they are being offered as a **fabulous combined package**, providing buyers with exceptional versatility – whether as an **investment opportunity**, **holiday let venture**, or a **home with income potential** by living in one and letting the other.

Both cottages have been **beautifully restored**, blending **traditional character** with **bespoke craftsmanship** and **modern comforts**, all while retaining the warmth and authenticity of their period origins.



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1 Midtown

Stepping inside, the **living room** immediately exudes charm, featuring **exposed beams**, **tiled flooring**, and a **feature fireplace**, creating a welcoming focal point. A discreet internal doorway connects to 2 Midtown, providing the option of combined or separate living arrangements.

The **bespoke fitted kitchen** is thoughtfully designed, with **oak work surfaces**, **open shelving**, and a **metal inset sink** with mixer tap. A **useful understairs cupboard** houses the fridge, while the **free-standing electric cooker** and **washing machine** are included. The kitchen enjoys external access through a part-glazed hardwood door.

Upstairs, the **first-floor landing** leads to **two bedrooms** and a **stylish bathroom** fitted with a **three-piece suite** — bath with shower over, basin, and WC, all fully tiled. The **front bedroom** enjoys natural light, while the **rear bedroom** benefits from an **overstairs cupboard** housing the cylinder.



1 & 2 Midtown

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2 Midtown

Accessed independently via both front and rear doors (or internally from 1 Midtown), 2 Midtown is equally delightful. The **living room** features **lovely parquet flooring, exposed beams**, and a **wood-burning stove**, creating an inviting and cosy atmosphere.

The **kitchen** continues the bespoke theme, with **base units topped in Canadian Beech work surfaces, open shelving**, and a **handcrafted dining table and chairs**. Appliances include a **free-standing cooker, fridge with freezer compartment**, and **washing machine**. A hardwood door opens to the rear garden, and stairs lead to the first floor.

Upstairs, a generous **bedroom** sits to the front, complete with a **feature fireplace** and **wooden flooring**. Beyond lies a versatile **dressing room or study**, with an **overstairs cupboard** housing the cylinder, and access to the **stylish shower room**, which comprises a WC, basin, and **fully tiled shower cubicle** with mains shower.



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Outside

To the front of both cottages lies a **small, low-maintenance walled garden**, while to the rear is an attractive **tiered outdoor space**, featuring a **hardstanding area, flower beds, wood-chipped sections**, and a **gravelled seating area** complete with a **bespoke tree-stump table**. Mature shrubs and trees add greenery and privacy, while a **rear gate** leads to **parking for one vehicle**. A **useful outhouse** provides additional storage and houses the **former WC**.

Summary

The renovation of Ravenstonedale Cottages has been carried out **with great sensitivity and attention to detail**, celebrating original features such as exposed beams, fireplaces, and traditional materials while introducing tasteful contemporary touches. The result is a pair of **characterful, versatile, and cosy homes** that lend themselves perfectly to a range of lifestyles – from **family living** to **holiday letting** or **dual-occupancy** arrangements.

The vendor has obtained **holiday let income projections** from two agents – please contact our office for further information.

A truly charming and flexible opportunity – two delightful cottages, beautifully restored, and ready for their next chapter.

Please note: a right of way exists across the rear of the properties for the neighbouring cottage.

There will be a re-registration of the title plan required to incorporate an amended boundary.





1 & 2 Midtown

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Ravenstonedale sits just to the north of the majestic Howgill Fells on the periphery of the Yorkshire Dales National Park. The village is conveniently placed for junction 38 of the M6 motorway providing easy access to Penrith, Carlisle, Lancaster, Preston and beyond. Ravenstonedale also benefits from two great pubs and a nursery school.

- Exciting opportunity for two fabulous Cottages
- Sympathetically renovated throughout
- Retained character and charm
- investment opportunity / Income generator
- 1 Midtown - 2 bed 1 bath; 2 Midtown - 1 bed, 1 shower room and dressing room
- Bespoke fittings and high quality finishes
- Unique, opulent yet charming style
- Gardens, useful outhouse and 1 parking space to the rear
- EPC Ratings - 1 Midtown D; 2 Midtown D
- Council Tax Bandings - 1 Midtown TBC; 2 Midtown A
- Tenure - Freehold



ACCOMMODATION

1 MIDTOWN – Ground Floor

1 Midtown – Living Room

10' 11" x 12' 3" (3.32m x 3.73m)

1 Midtown – Kitchen

8' 8" x 9' 3" (2.63m x 2.83m)

First Floor – Landing

1 Midtown – Bedroom 1

10' 10" x 9' 2" (3.30m x 2.79m)

1 Midtown – Bedroom 2

11' 2" x 12' 8" (3.40m x 3.86m)

1 Midtown – Bathroom

4' 11" x 4' 0" (1.49m x 1.22m)

2 MIDTOWN – Ground Floor

2 Midtown – Living Room

10' 11" x 12' 7" (3.34m x 3.83m)

2 Midtown – Kitchen

11' 3" x 9' 7" (3.42m x 2.91m)

First Floor – Landing

2 Midtown – Bedroom

11' 2" x 12' 8" (3.40m x 3.86m)

Dressing Room

5' 7" x 10' 4" (1.70m x 3.15m)

Shower Room

2' 9" x 9' 4" (0.85m x 2.84m)

EXTERNAL

Rear Garden and Off-Street parking for 1 vehicle.

Outhouse & Former WC

8' 11" x 5' 6" (2.71m x 1.68m)



ADDITIONAL INFORMATION

Services

Cottages are serviced with separate utility supplies: mains electricity, water & drainage; Air Source Heat Pump fitted to each property and a high standard of electric fan powered radiators are in situ. We understand that these are efficient units and both cool and heat. Newly fitted wooden double glazing fitted. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

(The EPC grid visible shows the ratings for both 1 & 2 Midtown)

Directions

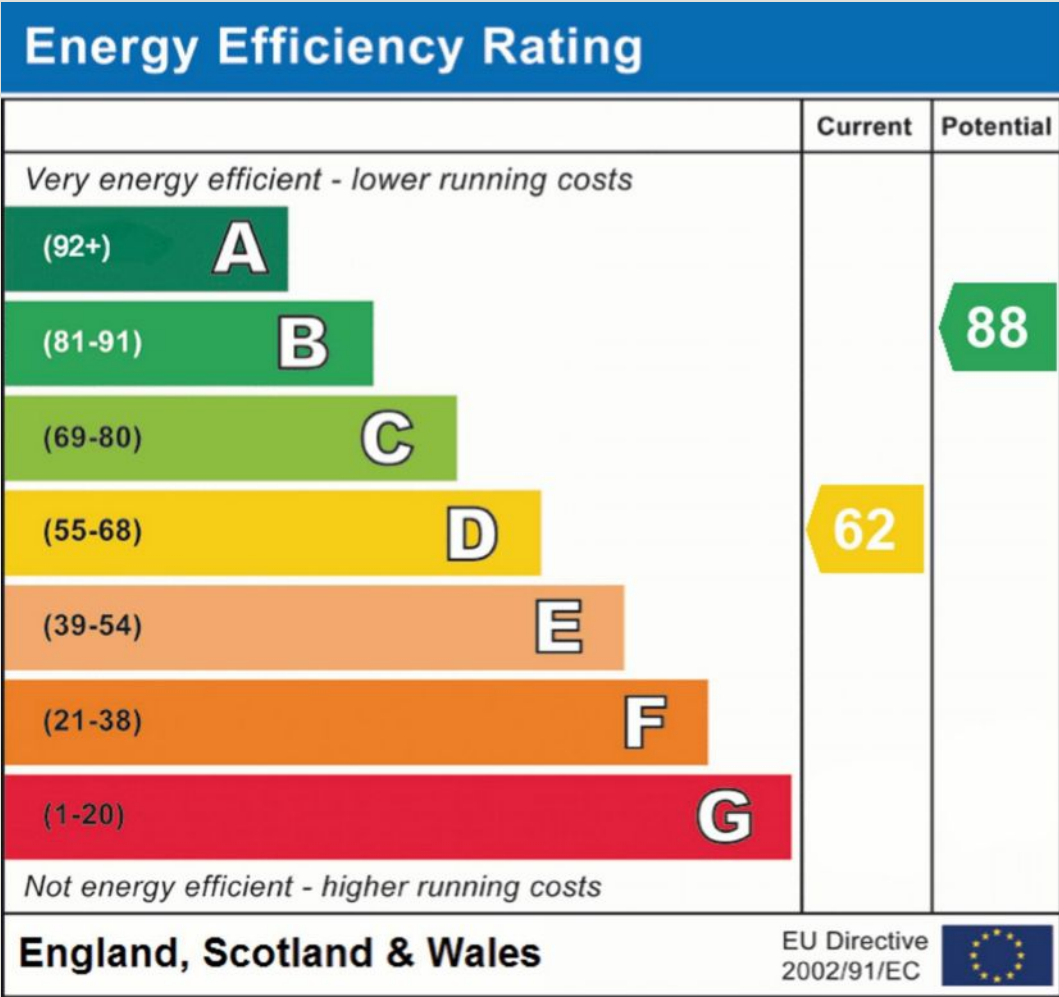
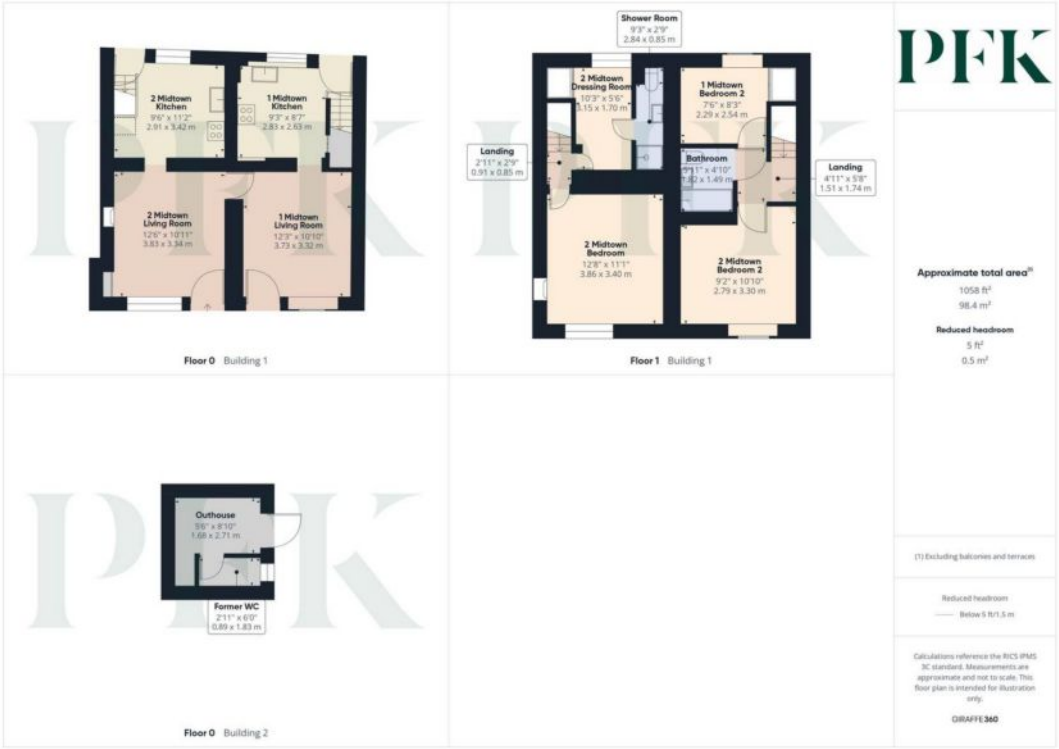
What3Words - [///duties.enrolling.marsh](https://www.what3words.com/duties.enrolling.marsh) Exit the M6 at junction 38 (Tebay) and take the A685 for approx. seven miles, turning right into Ravenstonedale. Turn right (past the former village school on the right then the Black Swan Hotel also on the right), proceed up the hill and 1 & 2 Midtown are situated on the right hand side.

Referrals & 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. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.









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