



2 High Lane Terrace, Newbiggin-on-Lune - CA17 4NY
£900 PCM

PFK

2 High Lane Terrace

Newbiggin-on-Lune, Kirkby Stephen

Charming Three-Bedroom Character Cottage with Patio Garden and Parking

Set within a delightful terrace, this beautifully presented three-bedroom cottage combines traditional charm with modern comfort. With an abundance of character features, including exposed stonework, woodburning stoves, and wooden floors, this home offers warm and welcoming accommodation complemented by a peaceful rear patio garden and private parking.

The property is entered via a part-glazed UPVC door into a welcoming **entrance hall** with wooden flooring and stairs leading to the first floor.

The **living room** is a lovely front-aspect space, full of character and natural light. An exposed stone feature wall, charming curved recess, and a woodburning stove set within a stone surround with a solid wooden lintel create a warm and inviting atmosphere. A built-in stone platform provides a perfect spot for the TV, while integrated shelving and cupboards offer excellent storage.

An door way leads through to the **dining area**, a spacious and atmospheric room with beautiful exposed brickwork and an impressive inglenook housing a second woodburning stove. There are additional feature recesses, integrated storage cupboards, and a rear aspect window, along with a door leading out to the rear patio garden.



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The **kitchen** continues the charm, fitted with stylish shaker-style wall and base units topped with solid wood worksurfaces and tiled splashbacks. Integrated appliances include an electric cooker with hob and extractor, slimline dishwasher, washing machine, and fridge freezer. A Belfast sink with mixer tap sits beneath a rear aspect window, and a useful pantry beneath the stairs offers additional storage.

First Floor

The landing provides access to three bedrooms and the family bathroom, with a spiral staircase leading up to a handy **loft room** for additional storage.

The **principal bedroom** is a generous front-aspect double room featuring a decorative fireplace, carpeted flooring, and electric radiator.

Bedroom two is a lovely double room to the rear with far-reaching countryside views, while **bedroom three** also enjoys a rear aspect and is perfect as a single bedroom or study.

The **family bathroom** is beautifully styled, fitted with a claw-footed bath with mains shower over, WC, and wash basin, complemented by an electric towel rail and useful cupboard housing the cylinder.



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Externally

To the front of the property, a charming walled patio with iron railings offers a lovely seating area, perfect for morning coffee. To the rear, a flagged **patio garden** provides a peaceful outdoor retreat with space for dining and relaxing. There is also a **useful outhouse**, ideal for storage (please note this backs onto open fields and may be accessed by local wildlife). There is a right of way for the neighboring properties over the patio of Number 2 and to access their outhouses. Number 2 has a right of way over the neighboring property also.

The property benefits from **off-road parking** to the front of a garage (the garage itself is not included in the tenancy).





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2 High Lane Terrace is located on the outskirts of the village of Newbiggin on Lune which forms part of the Yorkshire Dales National Park and is an attractive rural community on the northern fringes of the Howgill Fells, surrounded by exceedingly beautiful countryside with fine walks. The area has good communications with the M6 (J38) about 7 miles and the A66 trans-Pennine trunk route at Brough, about 9 miles. The towns of Kendal, Penrith, Lancaster and Carlisle are readily accessible and the market town of Kirkby Stephen is approximately 5 miles providing a good range of everyday facilities.

- Delightful 3 bed cottage
- Well-proportioned accommodation
- Abundance of character throughout
- Front patio and rear yard
- Useful outhouse
- Parking space
- Management - Managed by PFK
- Tenure - Freehold
- EPC Rating - D
- Council tax band - C



ACCOMMODATION

Ground Floor

Entrance Hall

Living Room

13' 11" x 13' 5" (4.25m x 4.10m)

Dining Room

10' 8" x 14' 2" (3.25m x 4.31m)

Kitchen

12' 0" x 6' 4" (3.66m x 1.92m)

Pantry / Understairs Cupboard

First Floor

Landing

Family Bathroom

Bedroom 1

10' 6" x 13' 5" (3.21m x 4.10m)

Bedroom 2

9' 0" x 11' 4" (2.74m x 3.45m)

Bedroom 3

9' 0" x 11' 3" (2.75m x 3.43m)

EXTERNAL

Yard

Front and rear patio garden. Outhouse (Middle red door).

Driveway

1 Parking Space

Driveway parking in front of the garage (Garage not included)



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Electric ('Fischer') heaters. 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.

Directions

The property can be located by using What3Words - [///shimmered.listed.inquest](https://www.what3words.com/#!/shimmered.listed.inquest) or via the Post Code CA17 4NY. A For Sale board has also been erected for identifying purposes.

Management, Terms & Conditions

Management: this property is managed by PFK. Terms: Rental: £900PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referral Fees and Other Payments

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50 Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: • Inventories: £80 to £130 • Tenant Referencing: £32 • Fitting of Smoke/Carbon Monoxide Alarms: £5

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		105
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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