



Pinfold, Casterton  
£299,950



# Pinfold

## Casterton

A well proportioned detached house with lovely countryside views pleasantly located within the village of Casterton which is conveniently placed for the many amenities available in the market town of Kirkby Lonsdale. The property is also well placed for access to Sedbergh, road links to the M6 motorway and both the Lake District and Yorkshire Dales National Parks. There are endless opportunities for walks in the locality and it is only a short stroll to Casterton Golf Course and the The Pheasant Inn and Restaurant. Nestled in the heart of a picturesque village, this charming 3-bedroom detached house offers a perfect blend of modern comfort and countryside serenity. Boasting far-reaching views to the rear, this property is an ideal choice for first-time buyers seeking a tranquil retreat within easy reach of local amenities. The light and airy sitting room provides a relaxing space with stunning rear views, while the fully fitted kitchen with dining area caters to both every-day living and entertaining. Upstairs, three bedrooms, two of which are doubles, offer ample space, with the main bedroom featuring fitted wardrobes. A modern three-piece suite bathroom completes the upper level, ensuring comfort and convenience for residents. Stepping outside, a wrought iron gate invites you to explore the enchanting outside space of this property. An east-facing garden with slate chippings, a paved seating terrace, and beautifully planted borders creates a serene outdoor retreat. The fully enclosed area offers privacy and security, while a south-facing paved courtyard provides additional space for al fresco dining and relaxation, overlooking expansive views. A potting shed adds practicality to the outdoor environment, perfect for those with a green thumb. Ample garage and driveway parking ensures convenience for residents, with a charming rockery feature leading up to the parking from the pavement creating a welcoming approach. As an added bonus, the property's unique location offers a blend of tranquillity and connectivity, making it an inviting haven for those seeking a perfect balance of rural charm and modern convenience.

- Charming detached home bursting with character
- A fantastic opportunity for first time buyers
- Bright & airy sitting room with a cosy gas stove
- A fully fitted kitchen with quartz worktop and dining space
- Three well proportioned bedrooms, including two generous doubles
- A sleek, modern three piece bathroom
- Private, low maintenance garden with far reaching views
- Garage and driveway parking
- Beautiful village setting, located in the heart of Casterton
- Easy access to the M6 motorway, Lake District National Park and Yorkshire Dales

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND D**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Kirkby Lonsdale on the A65 take the A683 signposted Casterton. On entering Casterton, proceed past The Pheasant Inn on the left hand side, round the right hand bend in the road and take the second turning on the right. The garage and parking space is first on the left and the property is on the left hand side.

**WHAT3WORDS:** //exotic.entrust.pitchers





## GROUND FLOOR

### FRONT PORCH

6' 0" x 3' 1" (1.82m x 0.93m)

### ENTRANCE HALL

11' 4" x 5' 10" (3.46m x 1.78m)

### SITTING ROOM

15' 8" x 11' 6" (4.77m x 3.50m)

### KITCHEN

11' 6" x 9' 9" (3.50m x 2.98m)

### REAR PORCH

5' 9" x 3' 3" (1.75m x 0.98m)

## FIRST FLOOR

### LANDING

8' 2" x 5' 10" (2.49m x 1.79m)

### BEDROOM

10' 11" x 9' 5" (3.32m x 2.86m)

### BEDROOM

10' 6" x 9' 5" (3.21m x 2.88m)

### BEDROOM

7' 9" x 6' 9" (2.35m x 2.07m)

### BATHROOM

7' 7" x 5' 10" (2.31m x 1.78m)



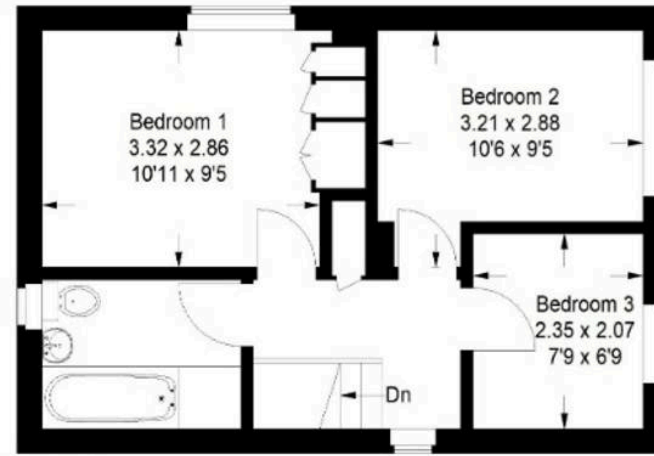






# Pinfold, Casterton, LA6 2RX

Approximate Gross Internal Area  
73.3 sq m / 789 sq ft



First Floor



Ground Floor



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © 2024 (ID1150292)

## THW Estate Agents

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