



Crossthaite Cottage, Garsdale  
£250,000



## Crossthwaite Cottage

Garsdale, Sedbergh

Set within a peaceful and secluded valley setting in the heart of Garsdale, Crossthwaite Cottage is a charming semi detached stone cottage enjoying beautiful views across the surrounding countryside. Surrounded by open rural scenery, the property offers a wonderful opportunity for those seeking a quieter pace of life in a truly picturesque location. Full of character and charm, the cottage offers a welcoming home as it stands whilst also presenting scope for future personalisation if desired.

The property includes a comfortable living room enjoying attractive views across the valley, creating a welcoming space to relax and unwind. The bright and spacious kitchen provides ample room for dining, making it an ideal setting for both everyday family life and entertaining. The overall layout offers a practical balance of living space whilst retaining the cottage's traditional charm.

The property offers two bedrooms, including a principal bedroom benefiting from ensuite facilities. A ground floor bathroom serves the accommodation, while the layout provides flexibility and practicality for a range of buyers.

Externally, the property enjoys generous outdoor space comprising a lawned garden, a forecourt area and additional grounds extending beyond the formal garden. An outhouse and timber shed provide useful external storage, while private parking adds further convenience. The surrounding countryside and far reaching valley views create a beautiful backdrop, enhancing the property's appeal and making the most of this highly scenic rural setting.

- Characterful two bedroom semi detached stone cottage set within a peaceful rural valley setting
- Modern integrated, spacious Kitchen with breakfast area
- Comfortable living room enjoying attractive views across the surrounding countryside
- Well balanced layout combining cottage charm and everyday practicality
- Two bedrooms, including a principal bedroom with en-suite facilities
- Ground floor bathroom serving the accommodation
- Generous outdoor space including lawned gardens, a forecourt area and additional grounds
- Private parking together with useful external storage including an outhouse and timber shed
- Positioned to take advantage of beautiful far reaching countryside views

WHAT3WORDS://shuttling.aliens.putty

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





#### **ENTRY**

5' 10" x 5' 3" (1.78m x 1.61m)

#### **KITCHEN**

11' 4" x 7' 9" (3.45m x 2.36m)

#### **LIVING ROOM**

15' 9" x 15' 8" (4.79m x 4.77m)

#### **LANDING**

7' 1" x 3' 1" (2.16m x 0.95m)

#### **BEDROOM**

14' 9" x 7' 11" (4.49m x 2.42m)

#### **BEDROOM**

12' 6" x 7' 2" (3.81m x 2.18m)

#### **BATHROOM**

7' 6" x 5' 1" (2.28m x 1.56m)

#### **EN SUITE**

4' 4" x 2' 11" (1.33m x 0.90m)

#### **HALLWAY**

4' 10" x 4' 0" (1.48m x 1.21m)

#### **SERVICES**

Mains electric, electric heating, private water, non mains drains.

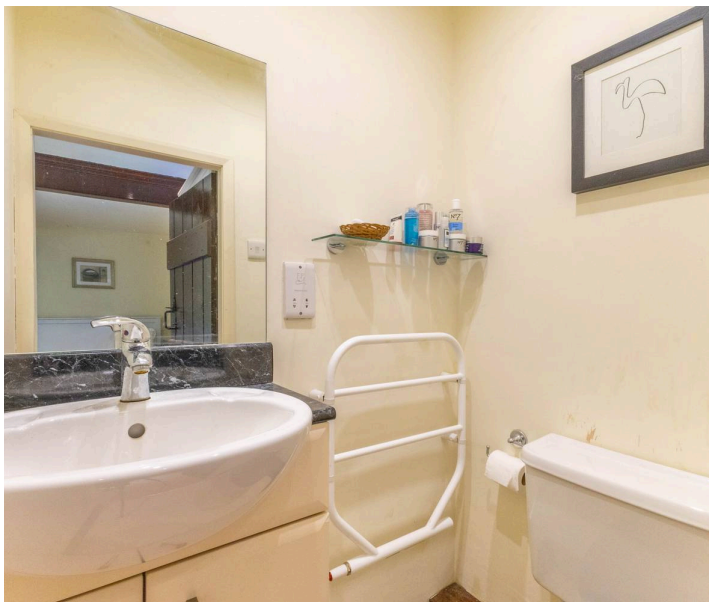
#### **EPC RATING TBC**

**COUNCIL TAX BAND** currently Band C

#### **TENURE: FREEHOLD**

#### **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.



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## THW Estate Agents

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