

HIGH HALLBECK COTTAGE

£480,000

Killington, The Yorkshire Dales, LA6 2EZ

Nestled in a picturesque rural, yet accessible hamlet setting, a double fronted, Grade II Listed semi-detached cottage.

Believed to date back to the early 18th Century and bursting with charm and character features, the accommodation is set over two floors with a sitting room, dining kitchen, utility room, cellar, three bedrooms, an en suite shower room and a house bathroom. Delightful walled foregarden and small rear garden with raised beds. Three useful outbuildings and private parking for up to four cars.

Enjoying a true 'miles from anywhere feel' and yet being easy to reach from J37 of the M6, handy for trains at Oxenholme and local services and schools at Sedbergh and Kirkby Lonsdale.





Setting

Welcome to **HIGH HALLBECK COTTAGE**

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Here's our **TOP TEN** reasons to love High Hallbeck Cottage:

1. **Escape the hustle and bustle of everyday life** in this peaceful haven. This quaint cottage is situated within a farmstead setting surrounded by open countryside and enjoying some lovely views.
2. **Character abounds** - dating back to the early 18th Century, this Grade II Listed semi-detached stone and slate cottage is full of charming original features with flag and oak floors, oak wall panelling, oak ceiling beams and window lintels, attractive oak staircase with turned balusters, exposed stone walls, sash windows with seats, panelled and boarded doors some with Suffolk latches, built-in cupboards in the sitting room and cast iron fireplace in bedroom 2.
3. **Well-proportioned rooms** with a gross internal measurement of c. 1282 sq ft (119.1 sq m).
4. **Instantly welcoming** - come on in through the open fronted porch with stone benches and into the **entrance hall**. The good-sized **sitting room** has a wood burning stove and fitted bookshelves. A **rear vestibule** with limestone floor leads to the rear garden. An **inner hall** provides access to the dual aspect **dining kitchen** with pine base units, pantry cupboard, Belfast sink and an electric three oven lavender Aga. Backing up the kitchen is a **utility/laundry room** with Belfast sink, plumbing and space for an undercounter washing machine, tumble drier and freezer.
5. Useful **cellar** - from the inner hall, stone steps lead down to the cellar, 81 sq ft (7.5 sq m) with window and housing the wood pellet boiler, an efficient source of renewable energy and the hot water cylinder.
6. **... and at the end of the day** the attractive full return staircase (the window has lovely fell views) off which are two double bedrooms and a third single. Bedrooms 1 and 2 are to the front with window seats and countryside views. Bedroom 1 also has an en suite shower room. A three piece house bathroom completes the picture.
7. **Delightful cottage gardens** to the front and rear. A wooden gate leads to the walled foregarden with lawn either side of the flag path, planted borders and a gravel seating terrace. To the rear, a small lawned garden with raised beds and laneside access.
8. **Stone and slate outbuildings** - a building is situated to the rear, the first section is divided into three with the remaining section belonging to a third party. With laneside access, there is a large store with cobbled floor, power and light. Accessed from the rear garden are two smaller stores - ideal for wood storage.
9. **Private parking** - there is private parking for four cars, three to the front and one to the rear of the outbuilding.
10. **If you love the great outdoors and being able to breathe clean country air**, the property is within the Yorkshire Dales and close to the Lake District, the Lune Valley and the Forest of Bowland National Landscape - it's a great base for exploring. For further information please turn to page 5.







Picturesque rural setting

Killington is a small, scattered hamlet situated just off the A683 nestled within the **Yorkshire Dales National Park** and surrounded by stunning scenery with the undulating Howgills framing the upper reaches of the River Lune.

The historic market town of **Sedbergh** lies 4 miles distant. A Conservation Area, the town is situated at the foot of the Howgill Fells, on the north bank of the River Rawthey and is very active with dozens of groups and societies.

There is a good range of local facilities with pubs, restaurants, shops, a large Spar, a weekly market, Tourist Information and two tennis courts. Residents, through locally based clubs, are also able to use some of the facilities provided by the prestigious independent Sedbergh School.

Exploring the Lune Valley, we'd recommend **Barbon** and **Casterton** and the award winning market town of **Kirkby Lonsdale**.

The 'Gateway to Lakes' market town of **Kendal** (9.4 miles) provides a comprehensive range of educational, commercial and recreational facilities.

If you have dogs (or children!) you'll never be short of somewhere to walk, whether it be a gentle wander, a brisk hike or for the more energetic, **The Dales Way**, a long-distance footpath of about 80 miles (128 km) following mostly riverside paths and passing through the heart of the Yorkshire Dales National Park and the gentle foothills of southern Lakeland is close.

Around and about, every day is a visual treat, situated in the **Yorkshire Dales** surrounded by thousands of square miles of moors, valleys and hills, magnificent scenery is all around. Also close by and perfect for day trips are the **Lake District National Park**, the **Lune Valley** and **Forest of Bowland AONB**. The area provides a stunningly scenic natural adventure playground for walkers, runners and riders; climbers, cavers and cyclists. Sail in the Lakes or explore the coast in the **Arnside and Silverdale AONB** and around **Morecambe Bay**.

If schools are of interest there are primary and secondary schools in Sedbergh and Kirkby Lonsdale. Independent schools are at Sedbergh (with the Preparatory School at Casterton) and Windermere.

Here you can embrace the 'miles from anywhere' feel whilst secretly knowing it's surprisingly easy to get to....

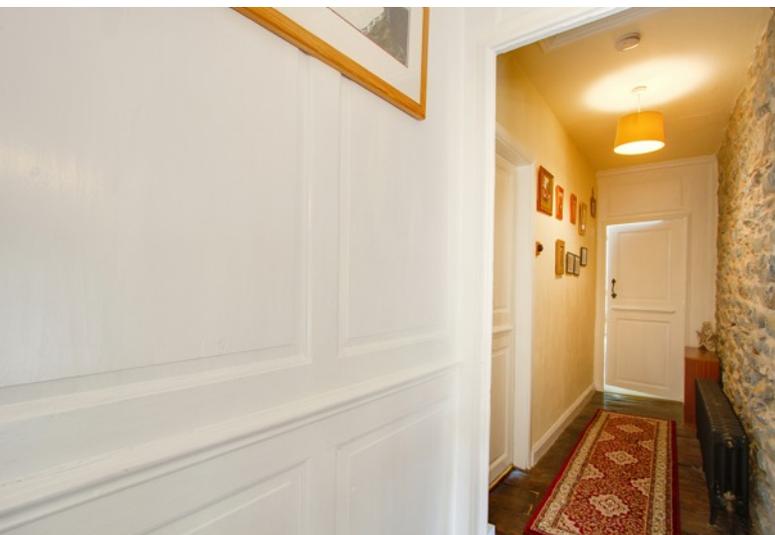
Travel by car - access to the M6 is at J37 (4.2 miles). Head into Yorkshire on the A65 (10 miles away).

You can catch the train at Oxenholme (7 miles) on the west coast main line with a direct service to London Euston, Glasgow and Edinburgh.

For jetting off, Leeds Bradford is 60.3 miles distant with Manchester Airport 86.6 miles and Liverpool Airport 92.1 miles.

To find the property: exit J37 of the M6 and take the A684 towards Sedbergh and after 2 miles turn right onto the B6255 signed Middleton/Kirkby Lonsdale. After 0.5 mile turn second right, signed Killington/Old Hutton onto a single track lane. Turn left after 1.5 miles into a small group of houses. High Hallbeck Cottage is on the right handside. Parking is available to the front of the property.

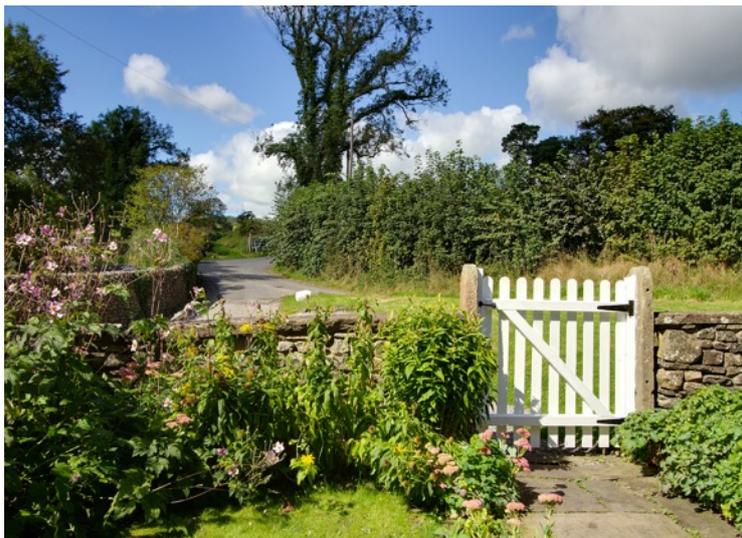
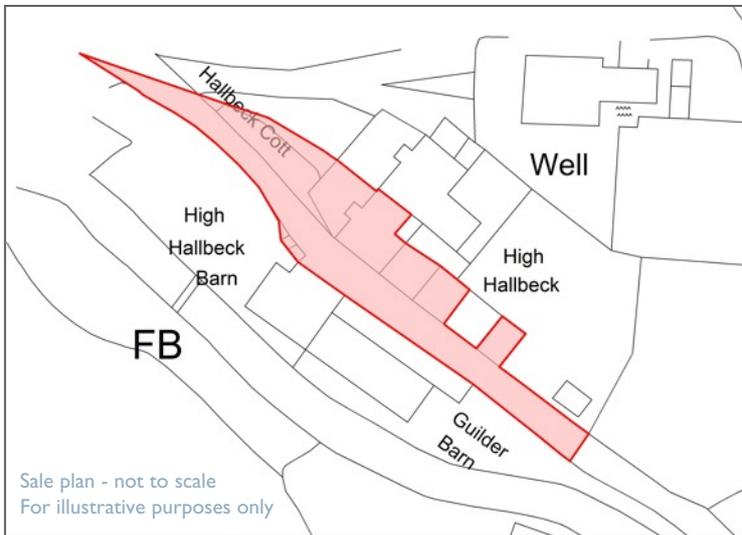
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Services and specifications

- Mains electricity
- Mains metered water
- Drainage to a sewage treatment plant, inserted in 2024 and shared with three adjacent properties
- ÖkoFEN Pellematic wood pellet boiler located in the cellar and serviced annually
- Wood burning stove in the sitting room
- A combination of single and double glazing in wood frames
- B4RN Broadband is connected - if you're not familiar with this excellent local service offering hyperfast broadband and unlimited bandwidth please have a look at their website b4rn.org.uk
- External water tap





The finer details

Council tax

High Hallbeck Cottage is currently banded D for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

Local Authority

Westmorland and Furness Council

W: www.westmorlandandfurness.gov.uk

Planning Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL

T: 0300 456 0030 W: www.yorkshiredales.org.uk

Please note

- The property is Grade II Listed - the listing entry number is 1086884
- Carpets, curtain poles, some light fittings, Aga, wood burning stove and window seat cushions are included in the sale
- Some light fittings, white goods and the grey rug in the sitting room are available separately

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

High Hallbeck Cottage, Killington, LA6 2EZ

Approximate Gross Internal Area = 119.1 sq m / 1282 sq ft

Cellar = 7.5 sq m / 81 sq ft

Outbuilding = 10.3 sq m / 111 sq ft

Total = 136.9 sq m / 1474 sq ft

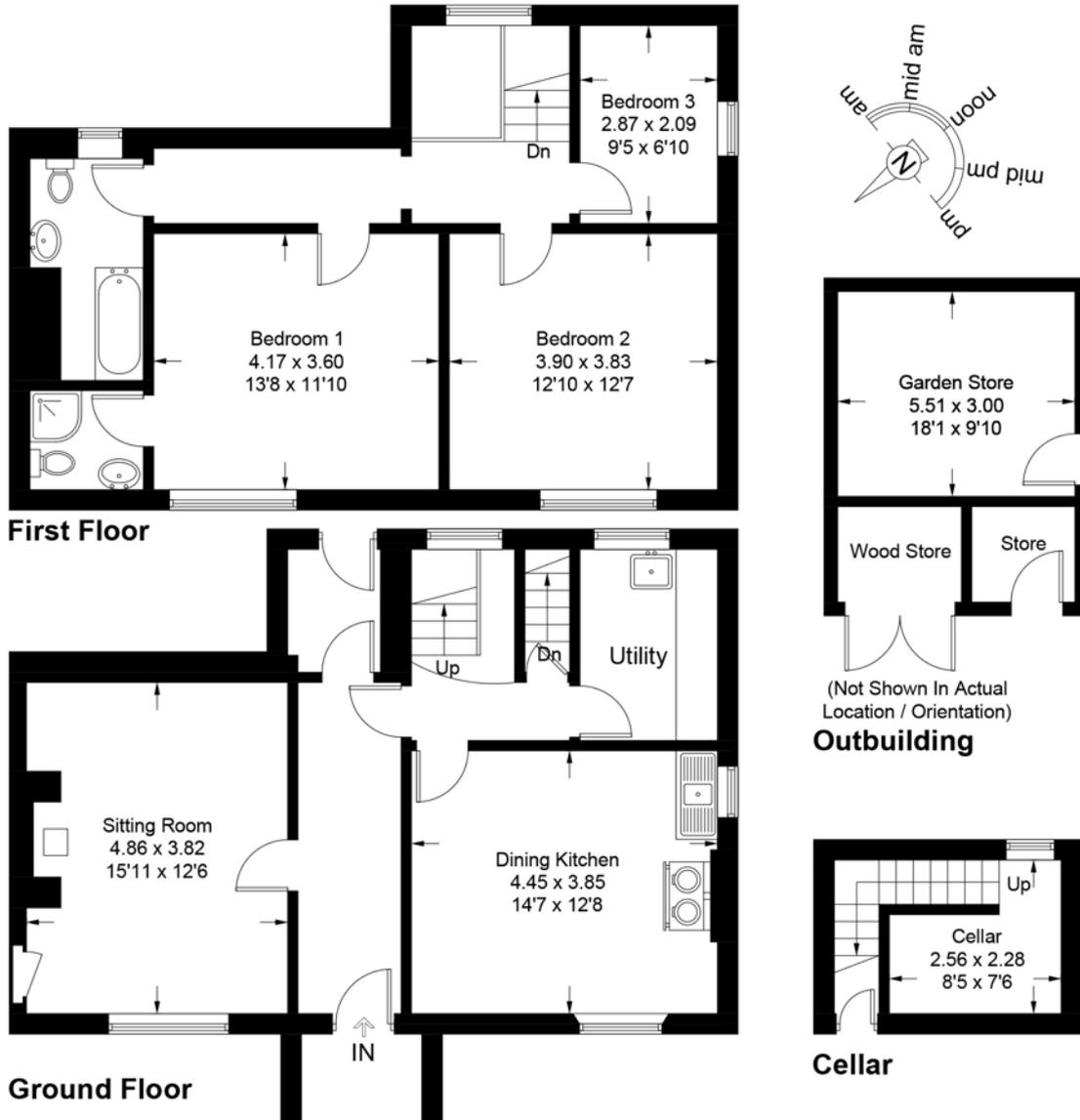


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1126583)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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