

HEWETSON & JOHNSON

A two bedroom house with wonderful views and well planned accommodation.

Greenside Head Cottage, Greenside Lane, CA17 4LU

Greenside Head Cottage commands a fabulous position on the fringes of Ravenstonedale Common with wonderful views over the fells. Despite its secluded, rural location it is a short drive from Kirkby Stephen.

Ed Hewetson

Location

Greenside Head Cottage is located just outside Ravenstonedale (1 mile) which provides two highly regarded inns, a nursery school, and the Fat Lamb Country Inn is less than a mile up the road. Kirkby Stephen (5.6miles) has excellent facilities including a small supermarket, convenience stores, places to eat, a railway station with links to Leeds and Carlisle and a good selection of local shops. The property is in the Yorkshire Dales National Park and surrounded by breathtaking countryside.

Kendal is 19 miles to the southwest and Penrith 25 miles to the northwest, both offer more extensive amenities. Penrith and Oxenholme (21 miles) train stations provide regular services to Edinburgh and London.

There is a primary school at Kirkby Stephen and Kirkby Stephen Grammar School has a "Good" rating (Ofsted 2024). Sedbergh, an independent school, is 15 miles away and takes pupils from nursery to A levels.

The House and Garden

The house has two reception rooms including a garden room with a panoramic outlook over the fells. There is a kitchen/breakfast room and separate utility room.

Upstairs there are two double bedrooms with amazing views, a dressing room and family bathroom.

The house benefits from a short drive providing parking and access to the garage (not owned). There are front and back gardens with an attractive rockery, green house and paved terrace. The extent of the garden is shown on the attached land plan.

The Garage

The sale of the property excludes the existing garage to the front of the house, shaded in pink on the attached land plan. The purchasers of the property will be offered a lease at £250 per annum to use the garage, as it is located on third party land. The "garage land" is owned by the "Hewetson Trust" and a director of Hewetson and Johnson is a beneficiary.

Services

Mains electricity, oil fired central heating and mains water. Drainage is via a shared septic tank.

Connectivity

Ultra fast broadband is available (Ofcom) and mobile reception is "good outdoor" (Ofcom).

Council Tax

Band D, payable to Westmorland and Furness Council.













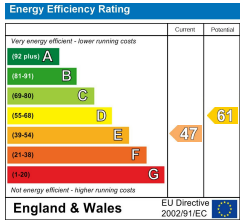




Ground Floor First Floor

Total floor area: 96.2 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.