



PEK

1 Midtown, Ravenstonedale, Kirkby Stephen, CA17 4NG

Offers Over **£119,000**

1 Midtown

Ravenstonedale, Kirkby Stephen

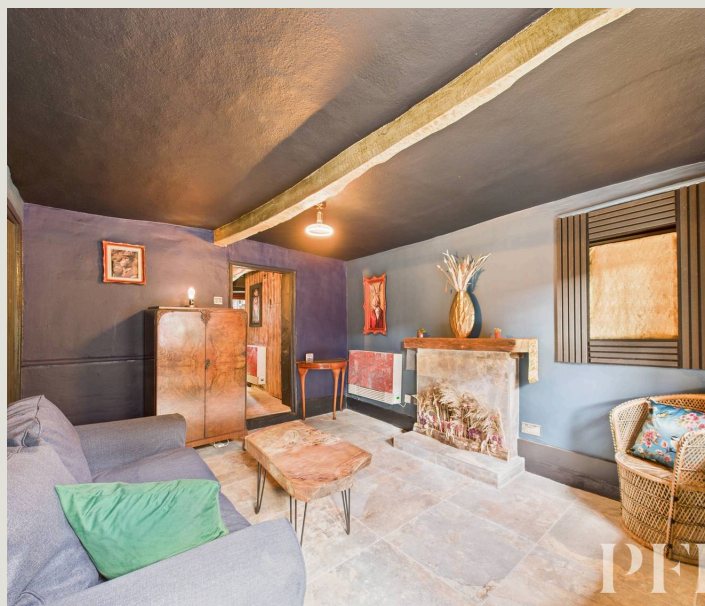
A Beautifully Restored Two-Bedroom Stone Cottage Full of Character

An exciting opportunity to acquire **1 Midtown**, a sympathetically renovated terraced stone cottage offering a wonderful blend of traditional character and modern comfort. Thoughtfully restored with bespoke finishes throughout, this charming home would suit a range of buyers, from those seeking a main residence to a holiday let or investment opportunity.

Upon entering, the living room immediately impresses with its exposed beams, tiled flooring, and feature fireplace, creating a warm and welcoming focal point. The room is full of period charm and provides an inviting space to relax.

The bespoke fitted kitchen is carefully designed and features oak work surfaces, open shelving, and a metal inset sink with mixer tap. A useful understairs cupboard houses the fridge, while the free-standing electric cooker and washing machine are included. External access is provided via a part-glazed hardwood door, adding both practicality and character.

To the first floor, the landing leads to two bedrooms and a stylish bathroom. The bathroom is fitted with a fully tiled three-piece suite comprising a bath with shower over, wash hand basin, and WC. The front bedroom enjoys good natural light, while the rear bedroom benefits from an overstairs cupboard housing the hot water cylinder.



1 Midtown

Ravenstonedale, Kirkby Stephen

Externally, the property enjoys access to a low-maintenance walled garden to the front, along with use of the attractive rear outdoor space. To the rear, there is also access to parking for one vehicle via a gate, along with a useful outhouse providing additional storage.

Lovingly restored with great care and attention to detail, 1 Midtown retains exposed beams, traditional materials, and period features while offering comfortable, modern living in a highly attractive village setting.

Please note: a right of way exists across the rear of the property for the neighbouring cottage. A re-registration of the title plan will be required to incorporate an amended boundary.



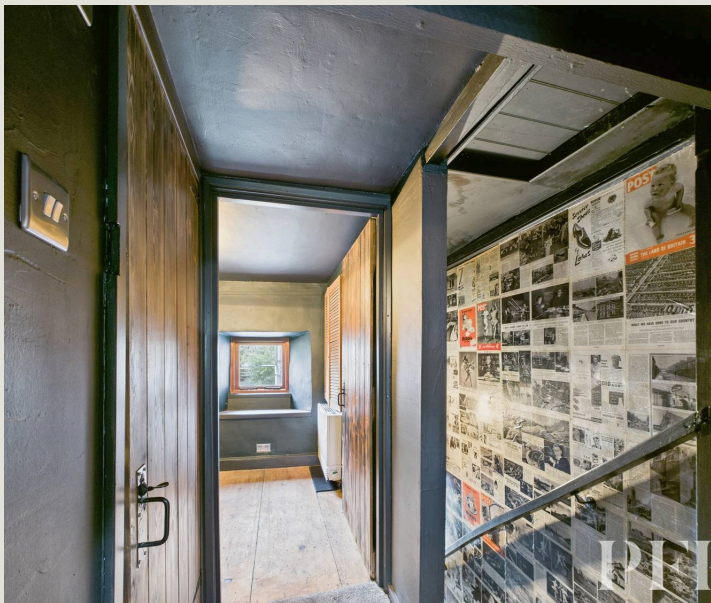


1 Midtown

Ravenstonedale, Kirkby Stephen

Ravenstonedale sits just to the north of the majestic Howgill Fells on the periphery of the Yorkshire Dales National Park. The village is conveniently placed for junction 38 of the M6 motorway providing easy access to Penrith, Carlisle, Lancaster, Preston and beyond. Ravenstonedale also benefits from two great pubs and a nursery school.

- Exciting opportunity to acquire a 2 bed character cottage
- Sympathetically renovated throughout
- Retained character and charm
- Investment opportunity / Income generator
- Bespoke fittings and high quality finishes
- Unique, opulent yet charming style
- Gardens, useful outhouse and 1 parking space to the rear
- EPC Rating - D
- Council Tax Banding - TBC
- Tenure - Freehold



ACCOMMODATION

Ground Floor

1 Midtown – Living Room
10' 11" x 12' 3" (3.32m x 3.73m)

1 Midtown – Kitchen
8' 8" x 9' 3" (2.63m x 2.83m)

First Floor

Landing

1 Midtown – Bedroom 1
10' 10" x 9' 2" (3.30m x 2.79m)

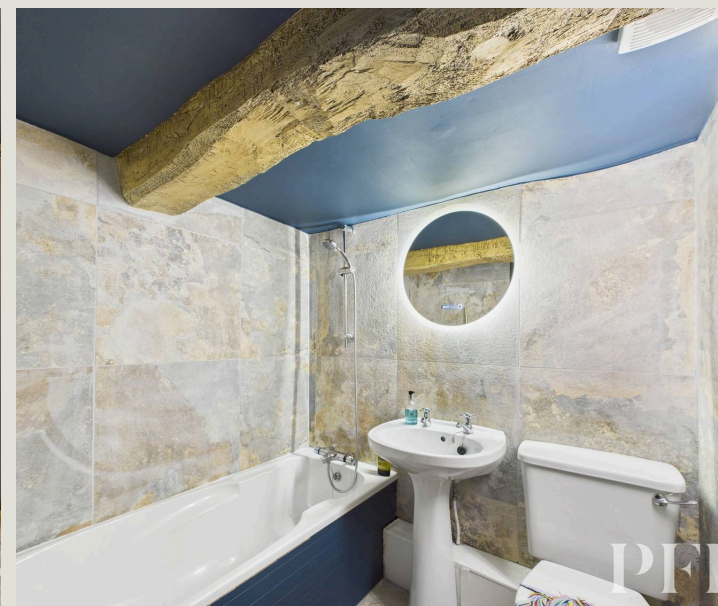
1 Midtown – Bedroom 2
11' 2" x 12' 8" (3.40m x 3.86m)

1 Midtown – Bathroom
4' 11" x 4' 0" (1.49m x 1.22m)

EXTERNAL

Outhouse & Former WC
8' 11" x 5' 6" (2.71m x 1.68m)

Rear garden and parking space for one vehicle.



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; Air Source Heat Pump fitted and a high standard of electric fan powered radiators are in situ. We understand that these are efficient units and both cool and heat. Newly fitted wooden double glazing fitted. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

What3Words - ///duties.enrolling.marsh Exit the M6 at junction 38 (Tebay) and take the A685 for approx. seven miles, turning right into Ravenstonedale. Turn right (past the former village school on the right then the Black Swan Hotel also on the right), proceed up the hill and 1 Midtown is situated on the right hand side. The parking space is to the rear of the property, accessed via a lane further along.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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