



**ADAMSONS BARTON KENDAL** are delighted to introduce this charming two-bedroom, Grade II listed cottage, boasting panoramic countryside views and tucked away just off the ever-popular Bethany Lane in Newhey. This picturesque property is rich in original features and character, including exposed original beams, creating a warm and welcoming family home set within a truly idyllic rural setting.

**Viewing Recommended**

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Internally, the property benefits from an extremely spacious main lounge, featuring stone mullioned windows to three sides and offering wonderful scenic views across the surrounding countryside. It also has a versatile second sitting area which could be utilised as a dining room or playroom for larger families. To the rear is a fitted kitchen complete with oven and hob, along with space for additional appliances. The property also benefits from a useful cellar, offering excellent potential to be converted into further living space or a hobby room.

To the first floor is an exceptionally large master bedroom, which could easily be divided to create two double bedrooms if required, again enjoying stone mullioned windows to two elevations. There is a further double bedroom and a four-piece family bathroom comprising a corner shower, bath, wash basin and WC. Externally, the cottage is surrounded by open countryside and enjoys a rear garden with far-reaching views.

The property is offered with vacant possession and no onward chain. Early viewing is highly recommended to fully appreciate this tucked-away countryside gem.

#### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Lounge - 3.8 x 7.2 metres

Reception 2 - 4.1 x 4.3 metres

Kitchen - 3.2 x 2.8 metres

Cellar - 2.6 x 2.8 metres

Master Bedroom - 3.7 x 7.4 metres

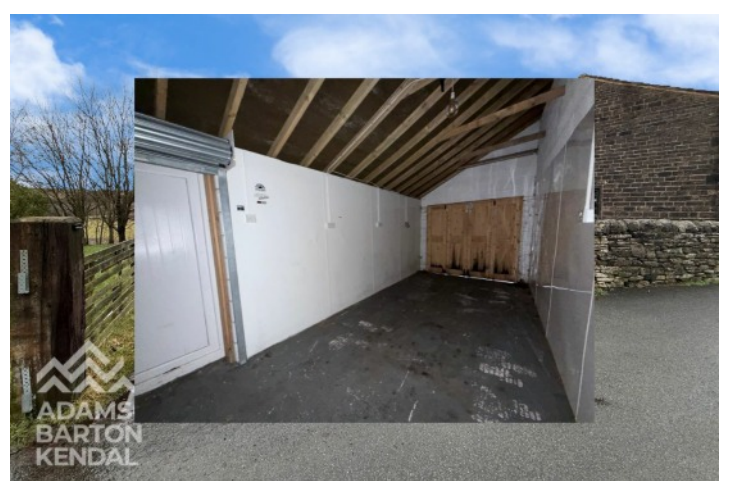
Bedroom 2 - 4.1 x 3.1 metres

Hall - 1.7 x 2.7 metres

Landing - 1.1 x 3.8 metres

Bathroom - 2.3 x 2.9 metres





## Additional Information

Council Tax Band - TBC  
 Energy Performance Cert - TBC  
 Tenure - TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

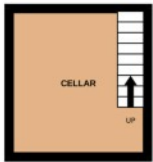
**VIEWING STRICTLY BY APPOINTMENT WITH  
 ADAMSONS BARTON KENDAL**



BASEMENT  
79 sq.ft. (7.4 sq.m.) approx.

GROUND FLOOR  
623 sq.ft. (57.7 sq.m.) approx.

1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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