

Rose Cottage Mellbecks, Kirkby Stephen, CA17 4AB

Guide Price £220,000

PFK

Rose Cottage Mellbecks

The Property:

Nestled in the charming area of Mellbecks, Rose Cottage is a beautifully presented, semi-detached three storey family home offering spacious and versatile accommodation throughout.

On entering, you're welcomed by a bright entrance hallway leading to a well appointed kitchen featuring a generous range of units and ample space for appliances. The cosy lounge boasts a characterful log burning stove - perfect for relaxing evenings - while the separate dining room benefits from patio doors opening directly onto the garden, creating an ideal space for indoor-outdoor living and entertaining.

The first floor comprises two generously sized double bedrooms and a stylish four piece family bathroom. The second floor offers two additional double bedrooms and a modern three piece shower room, providing ample space for family or guests.

Externally, the property enjoys a low maintenance courtyard garden to the front, offering a peaceful outdoor retreat.

Rose Cottage blends traditional charm with modern comforts, making it an ideal choice for growing families or those seeking a home with character and space.













Rose Cottage Mellbecks

Location & directions:

Rose Cottage is ideally located in the picturesque and historic area of Mellbecks, just a short walk from the centre of Kirkby Stephen. This vibrant market town offers a range of local amenities including independent shops, cafes, pubs, and schools, as well as excellent transport links. Surrounded by stunning countryside, the area is perfect for those who enjoy outdoor pursuits, with the Yorkshire Dales National Park and North Pennines Area of Outstanding Natural Beauty both within easy reach.

Directions
Rose Cottage can be located by using the postcode CA17 4AB or by using What3words: veal.exonerate.tingled

- Semi-detached family home
- Accommodation over 3 floors
- 4 beds, 2 baths
- Courtyard garden
- Close to town centre
- Council Tax: Band C
- Tenure: Freehold
- EPC rating D

ACCOMMODATION

Entrance Porch
Entering the property through a UPVC partly glazed front door into the entrance porch, housing the central heating boiler.

Hallway
Doors to ground floor rooms, stairs to the first floor, radiator and understairs storage.

Kitchen
17' 7" x 7' 7" (5.37m x 2.31m)
Fitted with a good range of wall and base units. Integrated electric double oven, hob and extractor fan. 1.5 bowl stainless steel sink and drainer. Plumbing for washing machine and dishwasher. Undercounter fridge and space for full fridge/freezer. Window to front elevation.

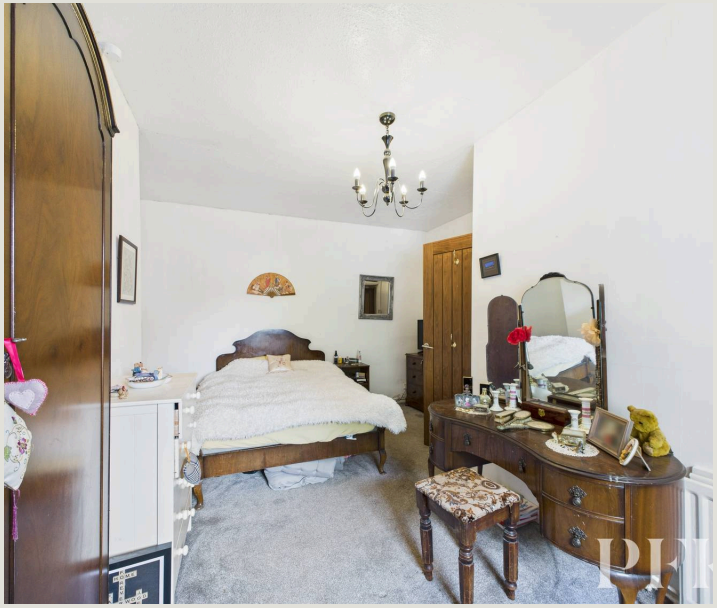
Lounge
16' 5" x 12' 4" (5.01m x 3.76m)
Cosy lounge fitted with a log burner, two windows to the side elevation and double doors opening into the dining area.

Dining Room
6' 11" x 11' 5" (2.10m x 3.49m)
Dining room with window to the side elevation, patio doors to the garden and fitted with a corrugated celling to allow in extra light.

FIRST FLOOR

Bedroom 1
8' 11" x 16' 10" (2.71m x 5.14m)
Double bedroom with front aspect window and a radiator.







Bedroom 2
7' 8" x 17' 5" (2.34m x 5.31m)
Small double bedroom with window to the front elevation, cupboard housing the hot water cylinder and a radiator.

Bathroom
Family bathroom fitted with a four piece suite comprising; bath, electric shower, WC, wash hand basin, heated towel rail and a window to the front elevation.

SECOND FLOOR

Bedroom 3
13' 10" x 16' 4" (4.22m x 4.97m)
Double bedroom with feature beams, Velux window, two radiators and built in storage.

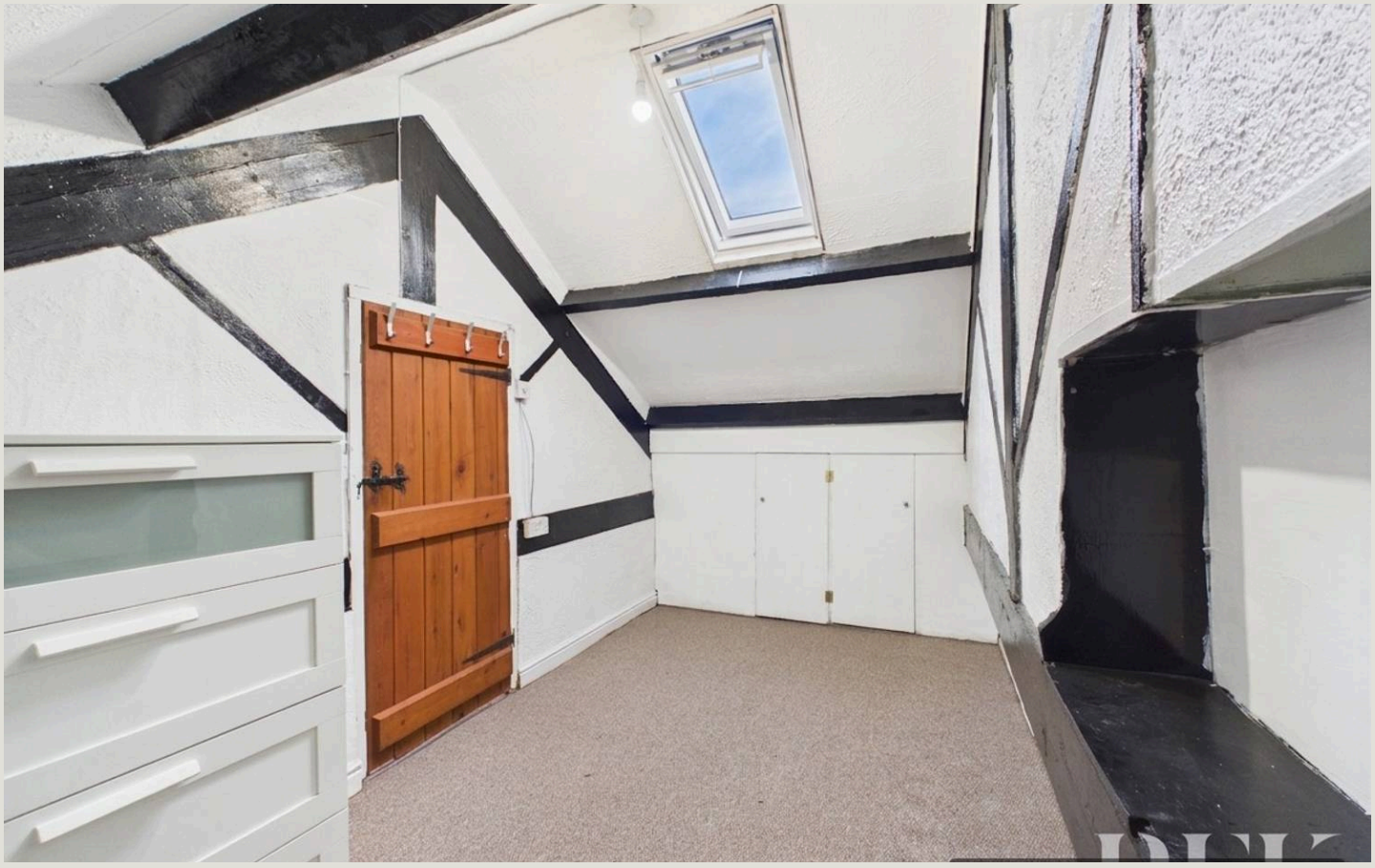
Bedroom 4
15' 5" x 7' 7" (4.71m x 2.32m)
Single bedroom with Velux window, radiator and eaves storage.

Shower Room
Fitted with a three piece suite comprising electric shower, WC, wash hand basin and heated towel rail.

EXTERNALLY

Garden

Courtyard style garden. Please note - the neighbouring property has vehicular and pedestrian access across your garden.













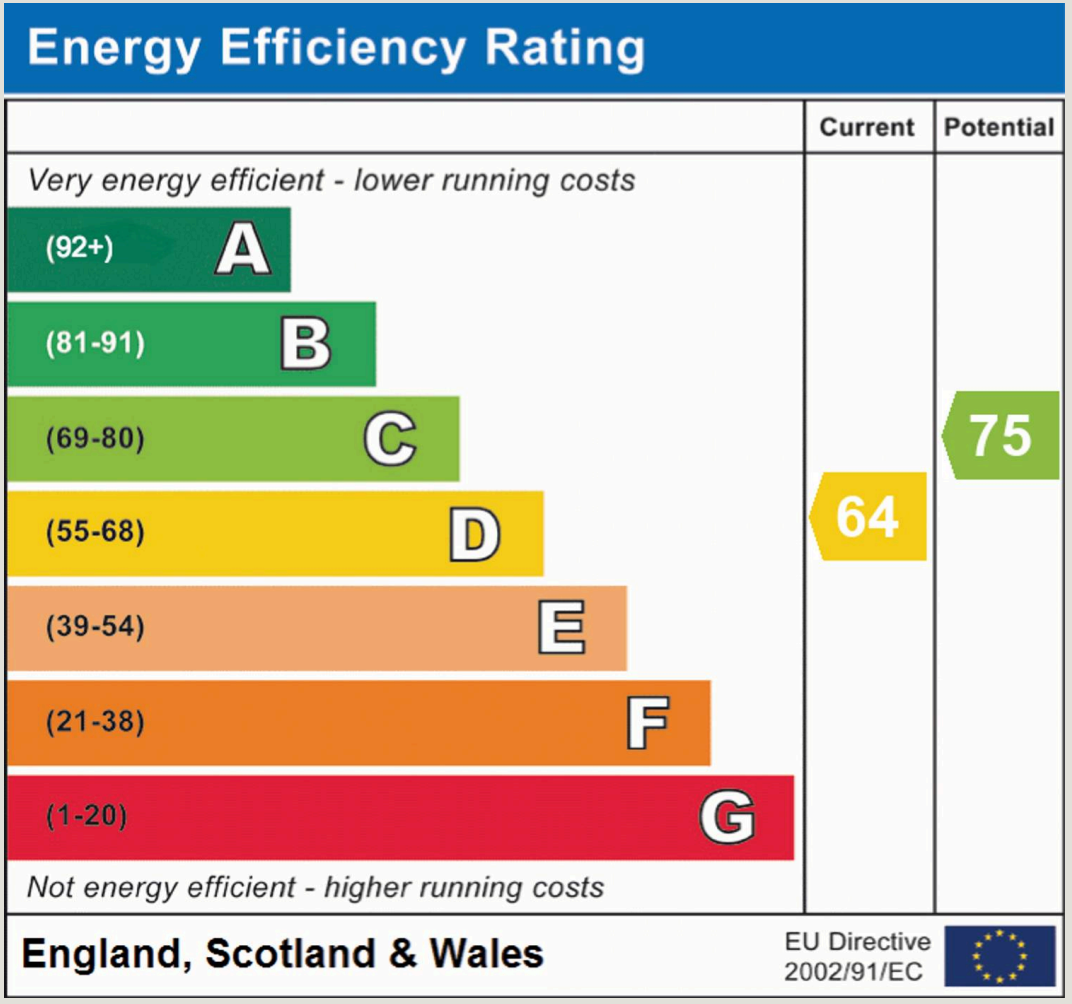
ADDITIONAL INFORMATION

Right of Way
Please note - the neighbouring property has a vehicular and pedestrian right of way across your garden to access their property and to park in their garage.

Services
Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & 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 : Napthens 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.


Dining Room
11'5" x 6'10"
3.49 x 2.10 m
Living Room
12'3" x 16'5"
3.76 x 5.01 m
Entry
7'0" x 3'9"
2.13 x 1.16 m
Hallway
7'3" x 18'4"
2.21 x 5.60 m
Kitchen
7'6" x 17'7"
2.31 x 5.37 m
Floor 0
Bedroom
8'10" x 16'10"
2.71 x 5.14 m
Bathroom
8'10" x 5'5"
2.71 x 1.67 m
Landing
10'11" x 3'5"
3.34 x 1.05 m
Bedroom
7'7" x 17'5"
2.34 x 5.31 m
Floor 1
Bedroom
13'10" x 16'3"
4.22 x 4.97 m
Bathroom
6'2" x 3'9"
1.89 x 1.15 m
Landing
6'6" x 9'6"
2.00 x 2.91 m
Bedroom
7'7" x 15'5"
2.32 x 4.71 m
Floor 2
PFK
Approximate total area(1)
1375 ft²
127.7 m²
Reduced headroom
121 ft²
11.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
64
75
England, Scotland & Wales
EU Directive 2002/91/EC



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk