

Christopher Whelan

Black Swan Cottage, Ravenstonedale, Kirkby Stephen CA17 4NG



Offers in Region of £279,000

A delightful three bedroom semi detached property in the heart of the picturesque village of Ravenstonedale.

Accommodation comprises kitchen, dining room, sitting room and shower room on ground floor, bathroom and three bedrooms on first floor.

Garden and garage. No onward chain.



Auctioneers, Estate Agents & Property Managers
70, Main Street, Sedbergh, Cumbria LA10 5AD
property@chriswhelan.co.uk www.chriswhelan.co.uk
Tel: 015396 20293 Fax 015396 21650

General

Built in 1899. Stone property with Westmorland slate roof and sash and stone mullioned windows. Many original features, including stripped pine doors. Loft insulated and part boarded for storage.

For more information visit:

www.greenbell.co.uk

Accommodation (All measurements are approximate)

Entrance Hall

Victorian tile floor. Front door with leaded light panel. Under stairs cupboard. Plumbed for washing machine.



Kitchen

3.32m x 3.71m (10ft 11ins x 12ft 2ins)

Range of white base and wall units. Ceramic touch hob. Electric oven. Stainless steel sink. Tile splash. Space for fridge. Plumbed for dishwasher. Radiator. Tile floor. Spot lights. Clothes rack.



Dining Room

4.20m x 3.90m (13ft 8ins x 12ft 9ins)

Stone fireplace with dog grate. Double sash window and stone mullion window. Carpet. Radiator. Curtain poles.



Sitting Room

3.81m x 3.70m (12ft 6ins x 12ft 0ins)

Original wood block floor. Cast iron fireplace with tile and timber surround. Open fire. Stone mullion window. Radiator. Curtain pole. Picture rail.



Shower Room 3.02m x 2.50m (9ft 11ins x 8ft 1ins)
Walk in shower. WC. Pedestal basin. Tile floor. Spot lights. Extractor fan. Boiler cupboard with oil fired boiler.



Stairs and landing
Carpet and loft access.

Bathroom 3.00m x 2.60m (9ft 10ins x 8ft 6ins)
Stained timber floor. Bath and shower. WC. Half tiled. Shaver light and plug. Vanity unit. Airing cupboard. Radiator. Double glazed window.



Bedroom 1 3.90m x 3.70m (12ft 9ins x 12ft 0ins)
Stained timber floor. Stone mullion window. Built in shelves. Radiator.



Bedroom 2 4.30m x 3.90m (14ft 1ins x 12ft 9ins)
Timber floor. Stone mullion window. Picture rail.



Ensuite WC and basin. Half tiled. Shaving light. Radiator.



Bedroom 3/Office 3.30m x 3.70m (10ft 8ins x 12ft 2ins)
Double glazed window. Radiator. Carpet.



Garden

Remote from house, approx. 100 yards along path at the rear of the house. Flower beds. Timber shed and small timber summer house. Lawn.



Garage/workshop

4.70m x 3.10m (15ft 5ins x 10ft 1ins)

Stone and slate with concrete floor. Light and power sockets. Up and over door and side pedestrian door.



Services

Mains water, electricity, drains. Telephone and broadband.

Council Tax

Band B £1,239.48 2012/13

Floorplan

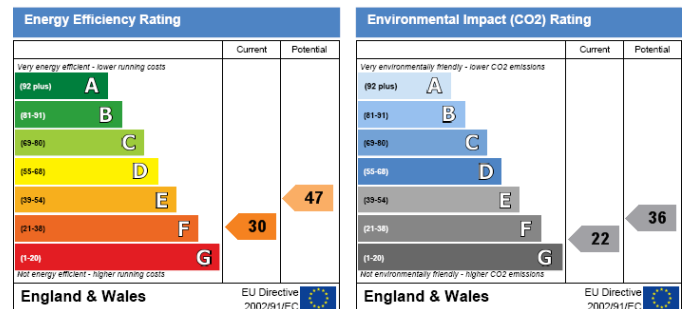


Tenure

Believed to be Freehold.

EPC Graph

Address: Black Swan Cottage, , Ravenstonedale, KIRKBY STEPHEN, CA17 4NG
RRN: 0981.2870.6064.9629.5551



Directions: From Sedbergh take A683 towards Kirkby Stephen, turn left at The Fat Lamb and follow road into Ravenstonedale. Black Swan Cottage is on the left at the bottom of the hill just before the Black Swan Hotel.

From M6 Junction 38, take A685 towards Brough. After about 7 miles, turn at sign for Ravenstonedale, through the village, just passed the Black Swan Hotel.

Ravenstonedale

Described by Wainright (Walks on the Howgill Fells) as “one of Westmorland’s loveliest villages”. The Black Swan Hotel has a Village Store attached and the Kings Head is a real village pub. Also available, 9 hole golf course, tennis court, children’s play area, St Oswald’s Church and the primary school. www.ravenstonedale.org has more information.

Local Authorities:

Eden District Council, Penrith
Cumbria County Council, Carlisle

Planning Authority:

Eden District Council, Penrith

Viewings can be made without appointment on Saturdays between 10am and 4pm or by appointment through Christopher Whelan Estate Agents

Telephone: 01539 620293 Fax 01539 621650

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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey.