



Bluecaster Side Cottage, Cautley, Sedbergh

Cobble Country

Bluecaster Side Cottage, Cautley, Sedbergh, Cumbria, LA10 5NB

Situated within the Yorkshire Dales National Park, this stone built farm cottage with attached barn has been maintained and improved by the current owners to a very high standard. The property benefits from many character features including exposed original timber beams exposed stonewalls and a beautiful stone fireplace to the lounge. Bluecaster Side Cottage enjoys one of the most idyllic situations in the Dales, a delightfully secluded area yet a mere ten-minute drive from Sedbergh and all local amenities. Uninterrupted views towards the Howgill Fells and in particular the renowned 'Cautley Spout' waterfall add to this property's unique appeal. A high degree of thought and planning has occurred with the installation of under floor heating and additional insulation in the more recent extensions to the accommodation.

An attached stone built barn provides excellent scope for further development subject to necessary planning or as extra storage/hobbies space in its current state. A large lawned garden to the rear with elevated patio seating area affords stunning panoramic views, in addition to this there is an attractive elevated garden to the front and a further 2 acres of land.

Guide Price £497,000



The Accommodation comprises:

Entrance Porch

Ample space to hang coats and store shoes. Stone seat/shelf. Tiled floor. Double electric socket.

Lounge 23'11 x 13'11

Cottage style door with latch handle leads from the porch to the lounge. A solid fueled stove within stone recessed fireplace provides an attractive focal point. Exposed original timber beams. Original windows to the front of the property and more recent double glazed windows to the rear with deep sills afford a dual aspect. Feature recessed alcove and a listed spice cupboard on the other side. Fully glazed door provides direct access to the rear garden patio area. A pine open staircase leads to the first floor. One single and one double panel radiator with thermostatic control. Cottage style door with latch handle leads to:

Kitchen 13'1 x 9'11

A range of wall and base mounted pine units, stainless steel sink and drainer with tiled splashback, recess space for electric oven. Exposed stonewalls. Half glazed door providing access to the front of the property. Windows to front and rear elevation with deep stone sills. Feature stone recess, formally a fireplace with exposed timber lintel. Ample space for further freestanding units, fridge/freezer and kitchen dining table and chairs. Double panel radiator with thermostatic control.

W.C & Boiler Room

Pedestal wash hand basin and W.C. Storage cupboards and airing space. Plumbing for automatic washing machine, Tiled floor with underfloor heating.

Dining Room 15'3 x 13'1

Fully glazed door providing access to the front of the property. Fully glazed door to conservatory. Tiled floor. Spiral staircase to first floor. Cottage style door with latch handle to utility/workshop. Thermostatically controlled under floor heating.

Utility/Workshop 13'1 x 11'3

Space for work bench and shelves. Access door to front of the property. Window to front elevation with deep pine sill. Stainless steel sink and drainer.

Conservatory 11'10 x 7'9

Tiled floor. Pine fully glazed french doors to rear patio. Stunning views towards the 'Cautley Spout'. Two additional velux windows. Thermostatically controlled under floor heating.

Master Bedroom 14'3 x 13'11

Large double room. Dual aspect windows with deep sills, original to front, double glazed picture window to rear. A range of built in wardrobes with ample hanging space. Feature alcove for display space. Two single panel radiators.

Bedroom Two 13'1 x 10'3

Double room with exposed stone walls, double glazed window with deep stone sill. Double panel radiator with thermostatic control.

Bedroom Three 13'1 x 12'10

Double or twin room. Large velux window to vaulted ceiling. Low level pine double glazed window with deep pine sill. Double panel radiator with thermostatic control.

Ensuite

Wash hand basin, W.C with hidden cistern. Electric power shower, with full tiling to shower area. Exposed timber beam. Extractor fan and double panel radiator.

Bathroom

Comprising a three piece suite: pedestal wash hand basin, W.C with handle flush, low level bath with pine cladding and 'Mira' shower. Full complementary tiling to shower area. Double glazed window with deep sill. Airing cupboard housing hot water cylinder. Single panel radiator. Extractor fan. Over mirror light and shaving point.

Study/Library 13'1 x 12'10

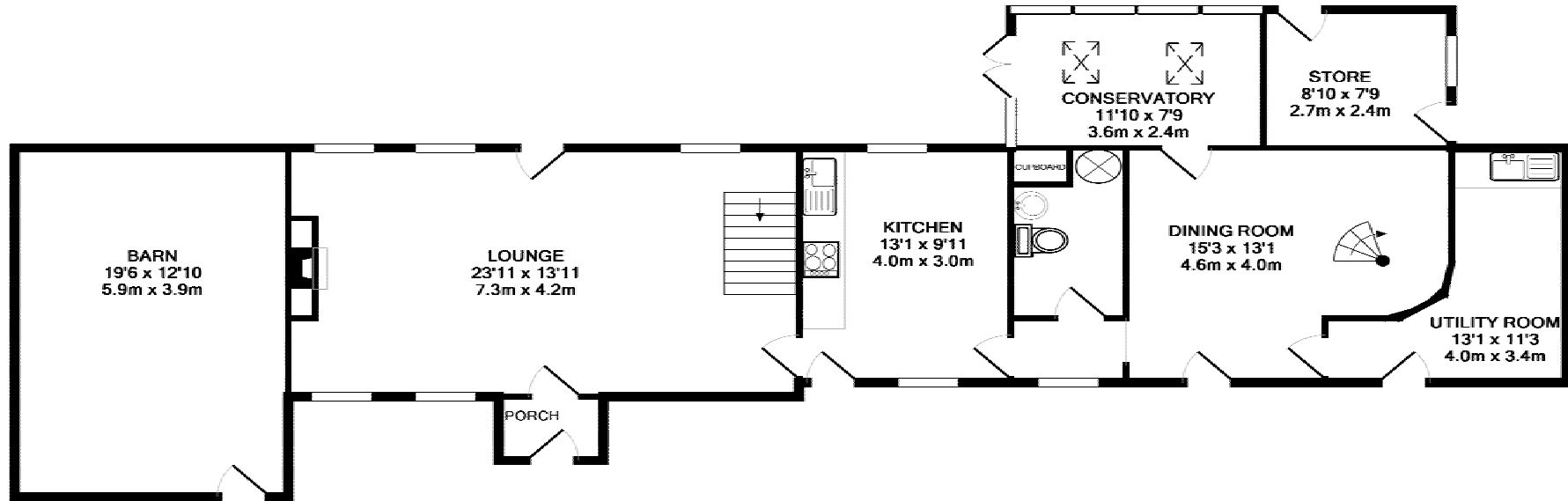
An ideal home office, bright open space. Velux window to the vaulted ceiling and feature large double glazed window to the gable end. Exposed beams. Fitted book shelves to one wall. Storage cupboard. Fitted desk/office furniture.

Store

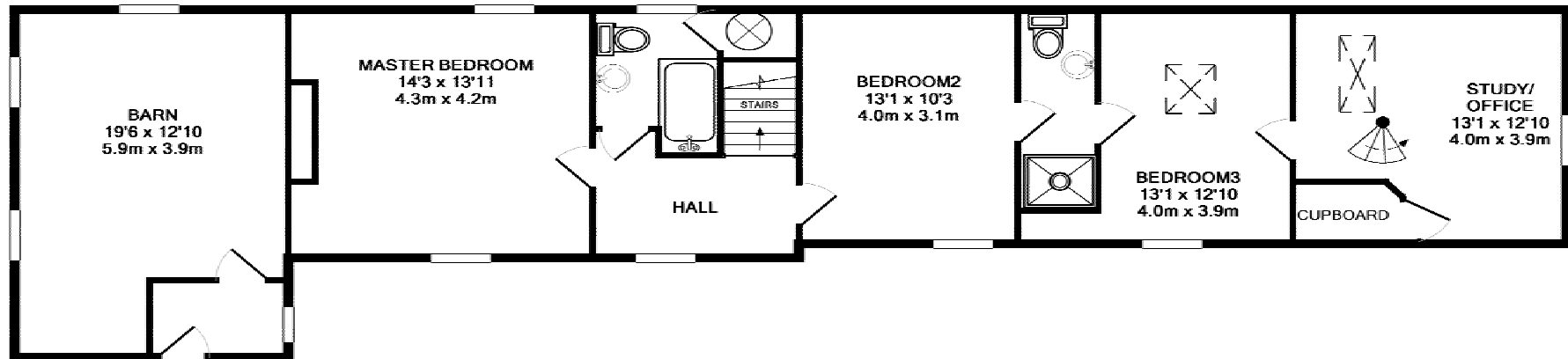
Dry outside store with stone floor, insulated roof and electric socket.

Attached Barn

A two storey attached barn to the property with external doors to each level and stone steps to first floor. Windows to gable. Possible development potential subject to planning and the listed building regulations. Currently great storage with water & power.



GROUND FLOOR
APPROX. FLOOR
AREA 114.2 SQ.M.
(1229 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 97.8 SQ.M.
(1053 SQ.FT.)

TOTAL APPROX. FLOOR AREA 212.0 SQ.M. (2282 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICES

Private water supply, mains electricity and new septic tank.

TENURE

We are advised by the vendor that the property is Free Hold.

COUNCIL TAX BAND

We are advised that the property is currently in Band D.

DIRECTIONS

From Sedbergh take the A684 heading towards Kirkby Stephen. Continue along this road for approx 3 miles and before 'Wilson's' garage on the left take the lane to the right. Continue along this track, driving through a wooden gate – pass here the property is situated on the left hand side where the track drops leading to another gate to enter the grounds of Bluecaster'.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

Tel: 015396 21000

cobblesedbergh@yahoo.co.uk

www.cobblecountry.co.uk


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	51
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	48
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	