



Betsy Croft Barn, Newbiggin-on-Lune, CA17 4NT

Cobble Country

Betsy Croft Barn, Newbiggin-on-Lune, Cumbria, CA17 4NT

A well presented, traditional property located in the charming village of Newbiggin-on-Lune. Surrounded by spectacular scenery, Betsy Croft Barn benefits from spacious accommodation, conservatory, garage and a rear garden with terrace looking out over the fields. Guide Price £395,000

Betsy Croft Barn represents a superb family home. Comprising of four double bedrooms including a large master bedroom with views towards Greenbell View Hill, and two family bathrooms.

To the first floor there is a spacious fitted kitchen with dining area, handmade ash wall and base units with complementary splash back tiles, double fuel cooker, sink with drainer, and ample freestanding fridge/freezer space. The bright, traditional feel continues into the lounge, which has a feature coal effect fireplace with oak mantelpiece and cast iron surround, an alcove currently used as a music area and double doors through to the conservatory. The conservatory benefits from impressive views on three sides, double glazed wood effect windows and air conditioning.

To the front of the property is a family bathroom with a three-piece suite in white and shower over bath and a large master bedroom with useful storage cupboard and office space.

To the ground floor there is a family bathroom with large spa bath, two double bedrooms, one with large fitted wardrobes, and a single bedroom with access door to the garage. This property benefits from an integral garage, an outside store/workshop and a gravel driveway with space for parking.



SERVICES

Mains water, electricity, oil central heating

TENURE

We are advised by the vendor that the property is Freehold.

COUNCIL TAX BAND

We are advised that the property is currently in Band D

DIRECTIONS

From Sedbergh: follow signs for the A683 towards Kirkby Stephen. Follow for approximately 10 miles until you reach the A685. Turn left and follow signs for Newbiggin-on-Lune. The property is set back to the right hand side of the Village Hall in the village centre.

From M6 Jct 38: Follow signs for Brough/Kirkby Stephen on the A685 and continue for 5 miles.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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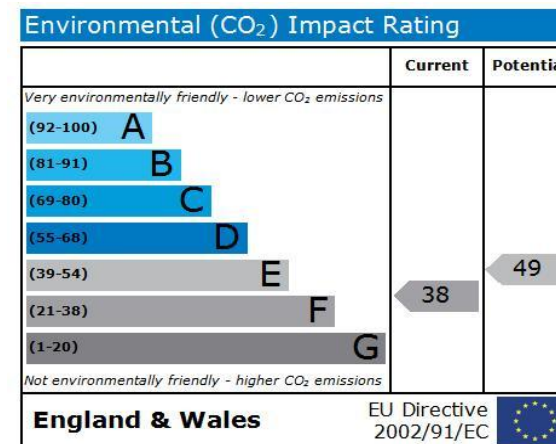
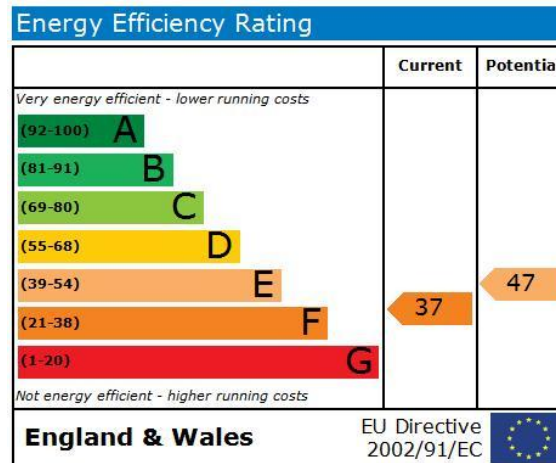
FREE VALUATION

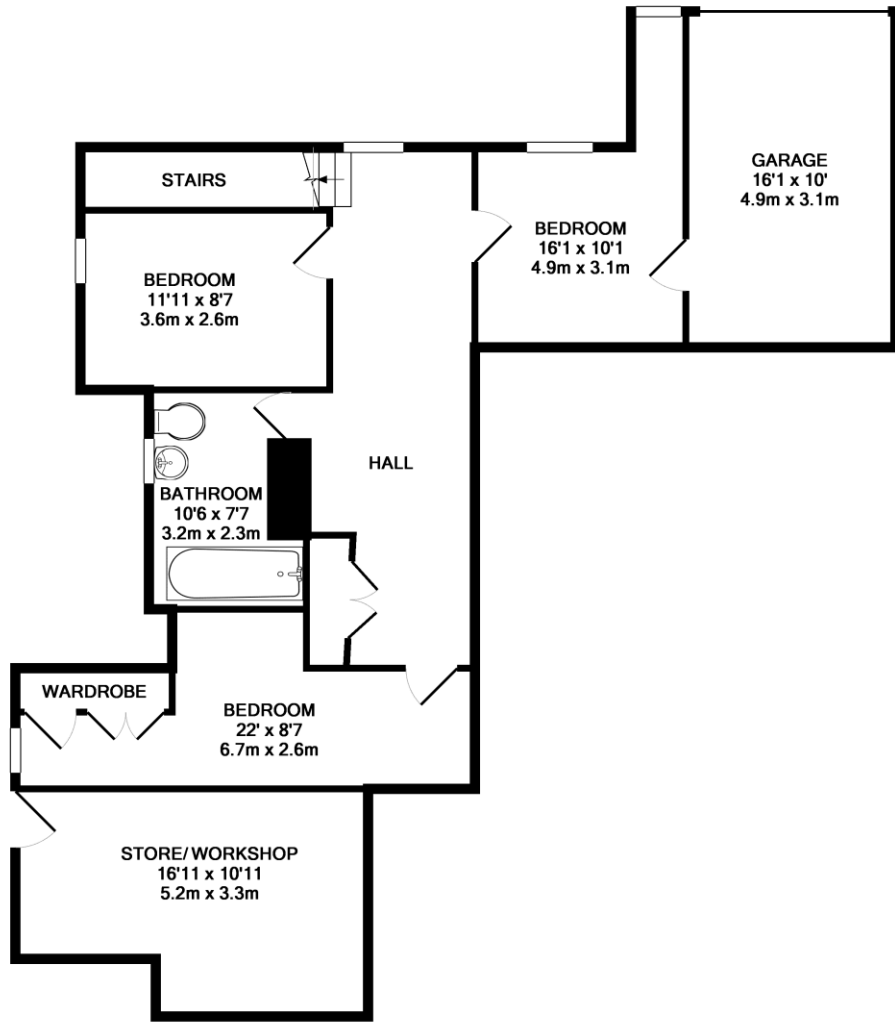
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DISCLAIMER

The use of photographs for this publication are for your information only, it should not be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the



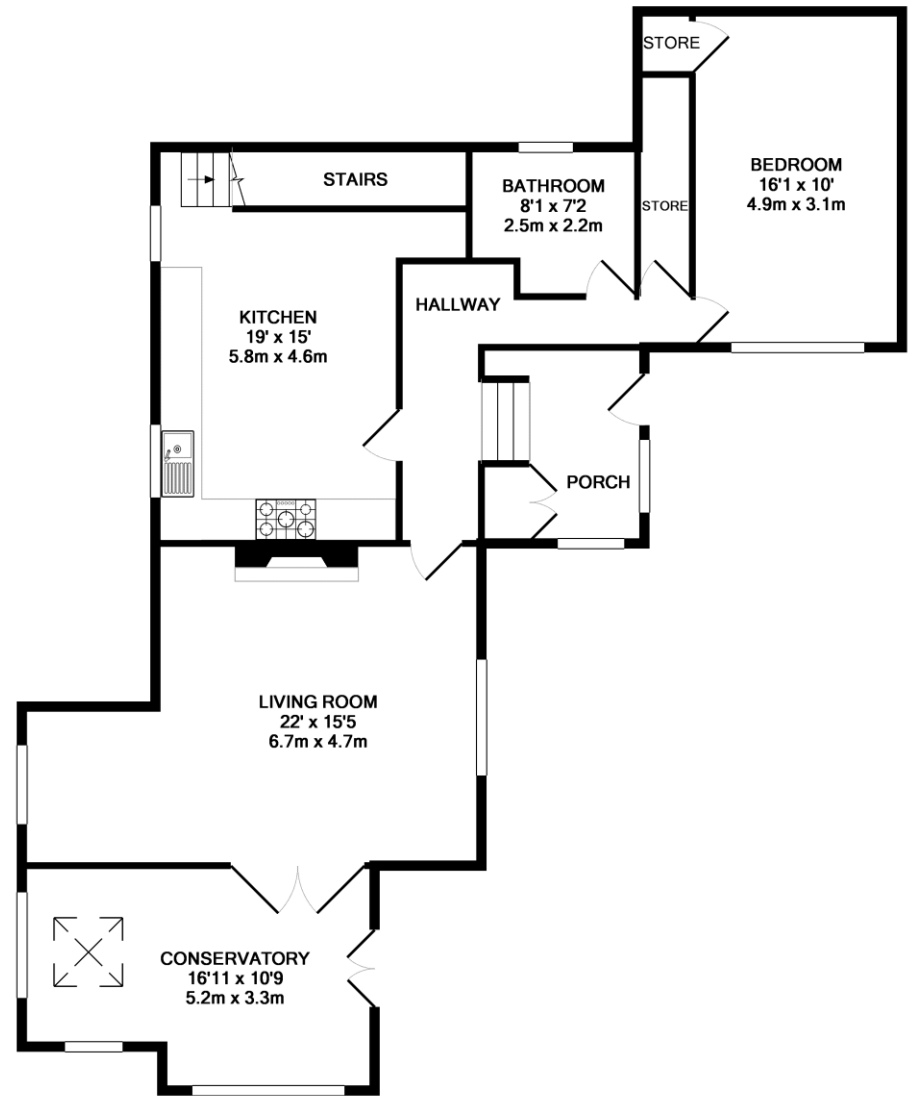


GROUND FLOOR
 APPROX. FLOOR
 AREA 985 SQ.FT.
 (91.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2087 SQ.FT. (193.8 SQ.M.)

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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1ST FLOOR
 APPROX. FLOOR
 AREA 1102 SQ.FT.
 (102.4 SQ.M.)

