



**Millbeck Cottage, 1 Mill Street**  
**Ravenstonedale, Kirkby Stephen, Cumbria, CA17 4LT**

**Cobble Country**  
*Dales & lakes*

*Town & Country Property Agents Est. 1992*



# Millbeck Cottage

A spacious semi detached cottage located in the rural Village of Ravenstonedale.

Ravenstonedale is a picturesque village laying at the foot of the Howgill Fells in the Upper Eden Valley. Positioned between Newbiggin On Lune, Kirkby Stephen and Sedbergh this cottage is in the ideal countryside location, yet still within a bustling community.

The present owners have re roofed, re wired and double glazed the property and have also updated the kitchen, bathroom and ensuite. They have recently re carpeted and redecorated throughout. Internally the rooms are of a good size and the cottage offers spacious accommodation throughout.

Entrance through the front door is into the first reception room. This is a versatile room and can be used as a second lounge, dining room or as an entrance room. There is a feature open fire on a flagged hearth with an attractive tile surround. There are doors leading to both the rear hall and second reception room.

The lounge is a large room to the front of the cottage, benefiting from a multi fuel stove, which is a great focal point to the room. There are three windows to the front of the cottage and one on the gable, giving this room a very bright and airy feel. A door leads from the lounge into the kitchen.

The kitchen has been upgraded and has attractive dark wood units, a white single drainer inset sink and cream Aga. There is plumbing for a washing machine and also useful fitted breakfast bar. The rear door provides access into the utility room, this has access to the rear garden and side parking yard.

Stairs lead from the ground floor to the first floor landing. This is quite a large light space with velux windows and stairs to the attic room. On the first floor there are three bedrooms, the master bedroom has an ensuite shower room and there is a family bathroom. The bathroom includes a white roll top bath, W.C, wash hand basin and corner shower unit. All three bedrooms have attractive wooden flooring and exposed beams.

The attic room is again a bright room, with 3 velux windows. There is eaves storage to one wall making this an ideal study area or a 4th bedroom.

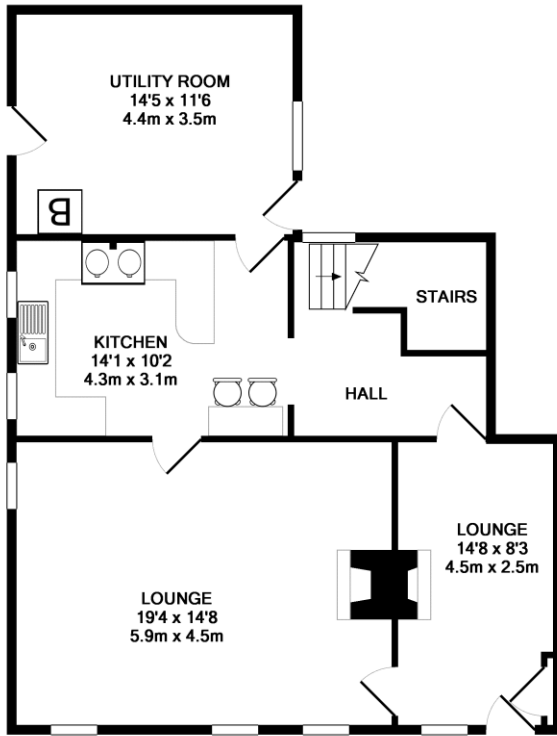
The cottage is double glazed throughout and also benefits from deep wooden window sills and cottage style latch wooden doors.

To the rear of the cottage there is a raised garden with flagged area, lawn and ample space for a shed/greenhouse.

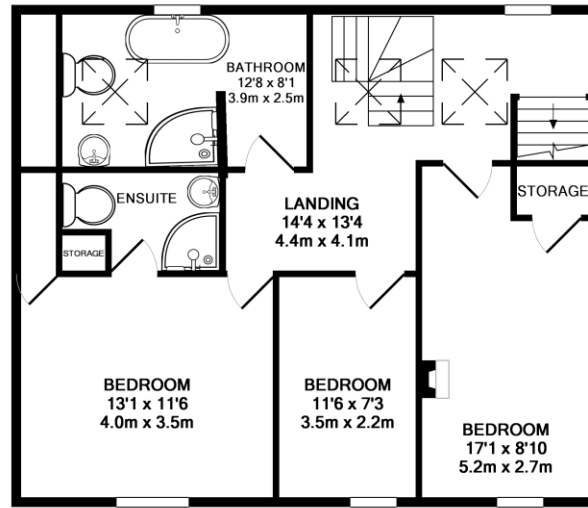
A lovely cottage in a pleasant setting.

**Guide Price £250,000**

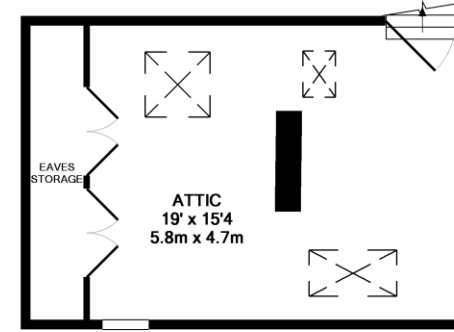




GROUND FLOOR  
APPROX. FLOOR  
AREA 817 SQ.FT.  
(75.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 725 SQ.FT.  
(67.4 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 339 SQ.FT.  
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1881 SQ.FT. (174.7 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**SERVICES**

Oil fired central heating, mains electric, water and drainage.

**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 C.

**DIRECTIONS**

From Sedbergh head East on the A683 in the direction of Kirkby Stephen. After 9 miles you will reach the 'Fat Lamb' public house on the left hand side, turn left here for 'Ravenstonedale'. Continue along this road for approximately 1 1/2 miles and you will enter the Village. Drive through the village, passing the 'Black Swan' public house on your left and past the Church. At the junction take a left, and continue along this road, taking the first right after the bridge. Millbeck Cottage is the first cottage on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43	43
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	67
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**VIEWINGS:** Viewings are strictly by arrangement with the sole agent:

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