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estate agents

PINFOLD COTTAGE

£260,000

Little Musgrave, CA17 4PQ

In a central village location within the scenic Eden Valley, a well proportioned detached house with a first floor sitting room making the most of the countryside views. Large dining kitchen, pantry and utility room. In total three bedrooms, a bathroom, separate shower room and a dressing room/study. Timber built open fronted garage and private parking. Low maintenance York stone terrace and raised lawn. A portion of an outbuilding available separately - ideal for hobbies, workshop, storage or additional accommodation, subject to planning.

Welcome to **PINFOLD COTTAGE**

£260,000

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Pinfold Cottage was completely renovated in 2002 but, having been successfully let for several years, would now benefit from a little cosmetic updating. A first floor sitting room makes the most of the lovely countryside views and is complemented by a large living kitchen and useful pantry and utility room. A versatile bedroom plan sees them arranged over two floors with a double and a single on the ground floor along with a house bathroom and a further double and a dressing room/study and separate shower room on the first floor. Outside there is a substantial open fronted timber built garage and private parking. The gardens are purposefully low maintenance with a York stone flagged terrace and raised lawn to the rear - there's plenty of scope to introduce planting if you are green fingered! A portion of an outbuilding to the rear is available separately, ideal for storage, garaging, as a workshop or to provide additional accommodation (subject to planning).

Mains electricity and metered water. Private drainage to septic tank. Oil fired central heating. Carpets, curtains, blinds, curtains poles, light fittings, electric oven and refrigerator are all included in the sale. Garden planters and troughs are available separately. The antique light fitting in the kitchen is specifically excluded.

Little Musgrave is a small village within the very scenic Eden Valley, close to the attractive market town of Kirkby Stephen (3.3 miles distant). The town offers a comprehensive range of facilities including primary and secondary schools, banks, church, post office, shops, tea shops and restaurants.

From J38 of the M6, take the A685/B6260 towards Kirkby Stephen. After passing through the town, take the left turning signposted Warcop/Great Musgrave. Follow the road for 2.2 miles and turn left, signposted Little Musgrave ½/Soulby 2. Continue for a further 0.3 miles into the village of Little Musgrave. Turn left, signposted Soulby and turn first right into the driveway.

Accommodation

- Well-proportioned detached property
- Scenic village location
- Open countryside views to the front
- First floor sitting room making the most of the views
- Large living kitchen, pantry and utility room
- Two ground floor bedrooms and house bathroom
- First floor bedroom, dressing room/study and shower room
- Open fronted timber built garage and driveway parking
- Flagged seating terrace and raised lawn
- Portion of outbuilding, available separately
- Kirkby Stephen 3.3 miles, M6 J38 14.7 miles
- A66 3.3 miles, Scotch Corner/A1 32 miles
- 124.8 sq.m. (1343 sq.ft excluding garage)

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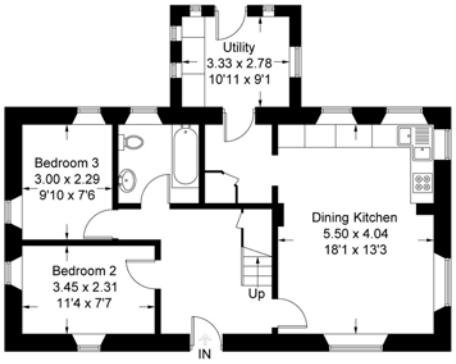
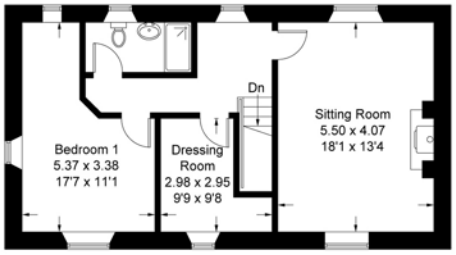
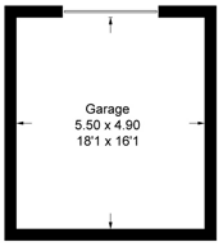
Approximate Gross Internal Area = 124.8 sq m / 1343 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 151.7 sq m / 1632 sq ft



Ground Floor
66.5 sq m / 716 sq ft

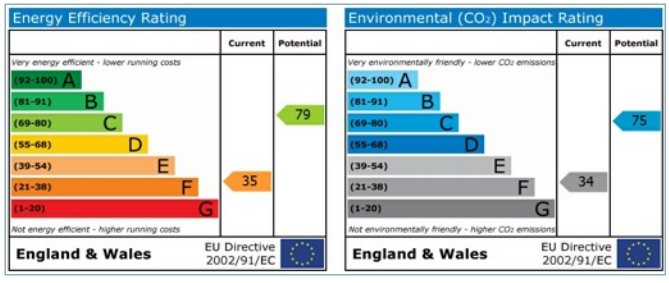


First Floor
58.3 sq m / 627 sq ft



Garage
26.9 sq m / 289 sq ft
(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2015 (ID192468)



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