

ROSE COTTAGE

£395,000

Killington, The Yorkshire Dales, LA6 2HA

Set in a quiet rural village, a detached period cottage now ready for complete refurbishment.

In the same family for 50 years and now ripe and ready for refurbishment this is a super opportunity to upgrade to your own taste and requirements and create a home for the 21st Century. The current accommodation offers a sitting room, kitchen, garden room, utility room, two/three bedrooms, shower room and bathroom. Set within c. 0.6 acres (0.24 hectares) the gardens are an absolute delight with lawns, herbaceous borders, mature trees, meandering pathways, two footbridges crossing Hall Beck, summerhouse and open fronted wooden outbuilding.

Escape to the country - this is an opportunity to sympathetically renovate an unspoiled period property.





Welcome to **ROSE COTTAGE**

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Here's our **TOP TEN REASONS TO LOVE Rose Cottage:**

- 1. Potential, potential, potential** in the same family's ownership since 1972, it is unspoiled with huge opportunities for the new custodians to create a delightful home through an extensive renovation and possible two storey extension to the rear (subject to consent). Note to the reader: warning - only view if you are serious about a project, it needs more than a lick of paint!
- 2. Character and charm** - some lovely original features remain with a beamed ceiling, cruck beams, window seats and flagged hearth. Scattered around the garden are a number of cannon balls, thought to be remnants of the English Civil War (1642-1651).
- 3. Inside space** - with a gross internal measurement c. 1708 sq ft (158.7 sq m) the accommodation currently provides a sitting room (with understairs storage cupboard), fitted kitchen, study/bedroom 3, garden room, utility room and shower room. There is also a 'secret room'!
- 4. Sweet dreams** - there is a good sized landing with built-in cupboard and store cupboard, two good-sized bedrooms (one being triple aspect) and a house bathroom to the first floor.
- 5. Parking** - there is off road parking for one but plenty of space to create more for visiting family and friends.
- 6. Delightful gardens, a sanctuary for birds and wildlife.** Situated in a plot c. 0.6 acres (0.21 hectares) the gardens are mainly to the west of the property with lawns, herbaceous borders, spring bulbs and mature trees. Hall Beck runs through the gardens and has two footbridges crossing the stream, excellent vantage points to enjoy watching kingfisher and voles. Meandering pathways lead to a summerhouse and a wooden open fronted outbuilding currently used for storage.
- 7. Escape the hustle and bustle of everyday life with this peaceful haven,** Killington is a small, scattered hamlet surrounded by stunning open countryside.
- 8. Nearby towns** - the historic market and book town of Sedbergh (4.4 miles) has a well-regarded independent school and offers a wider range of local amenities including a large Spar, weekly market and the doctor and dentist. Kirkby Lonsdale, the jewel in the Lune Valley's crown, is 7.6 miles distant and offers independent shops, popular restaurants and pubs, a post office, churches and a well-regarded Booths supermarket.
- 9. If you love the great outdoors and being able to breathe clean country air,** the property is within the Yorkshire Dales and close to the Lake District, the Lune Valley and the Forest of Bowland - it's a great base for exploring.
- 10. Here you can embrace the 'miles from anywhere' feel whilst secretly knowing it's surprisingly easy to get to** being only a short drive from J37 of the M6 (3.7 miles). It is also handy for trains at Oxenholme (6.1 miles) on the main west coast line with direct trains into London Euston (approx. 2 hours 35 minutes) and airports at Leeds Bradford (60.2 miles) and Manchester (86.4 miles). All mileages are approximate.



You'll need to know...

- Mains electricity and metered water
- Private drainage to a septic tank located within the property's boundaries. We are advised this does not comply with the General Binding Rules.
- Oil fired central heating
- Mostly single glazed windows with secondary glazing
- Council Tax Band E - potential purchasers are advised to verify this information for themselves with South Lakeland District Council
- Planning Authority - Yorkshire Dales National Park Authority, www.yorkshiredales.org.uk

To find the property - leave the M6 at Junction 37 and take the A684 towards Sedbergh and after 2 miles turn right onto the B6256 signed Middleton/Kirkby Lonsdale. After 0.5 miles turn second right, signed Killington/Old Hutton onto a single track lane and after a mile, bear right signposted Killington and continue for a further 0.3 miles into the village. Rose Cottage can be found on the right hand side opposite the village hall.

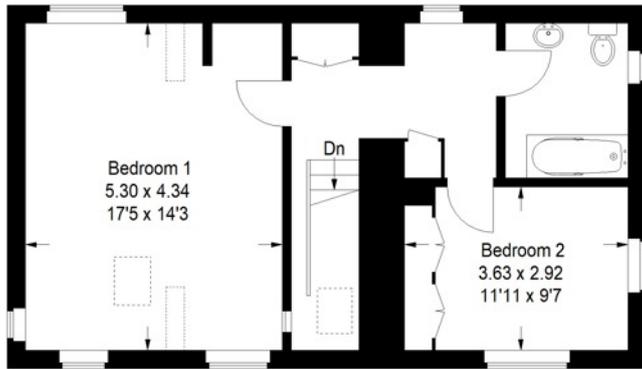
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Money Laundering

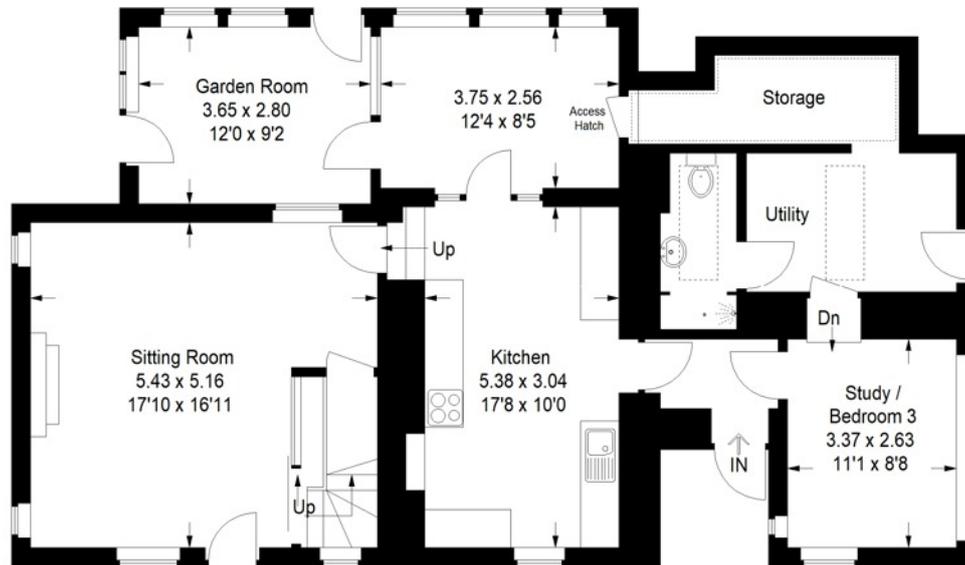
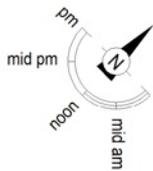
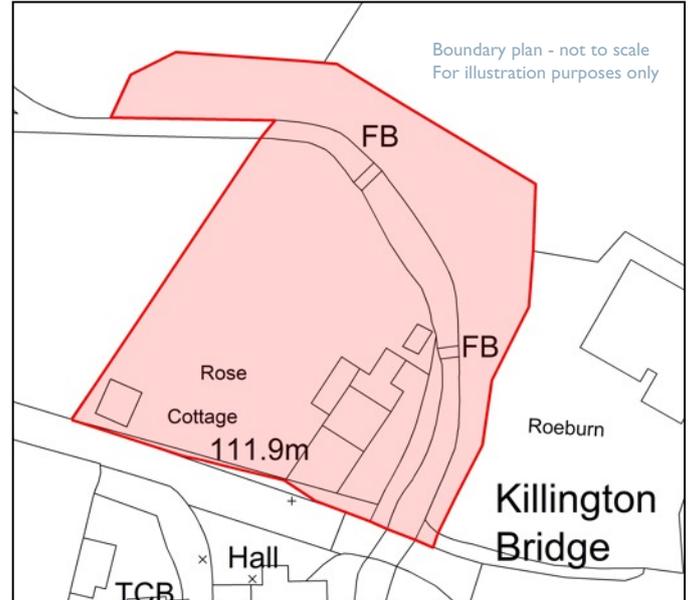
Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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Approximate Gross Internal Area = 158.7 sq m / 1708 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID839004)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	4	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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