





Inside The Home

Situated in the heart of picturesque village of Priest Hutton, this quintessential country cottage offers character and charm with an abundance of creature comforts. Entered via wooden double doors, this leads into a welcoming Entrance Porch, perfect for muddy boots after exploring the stunning local scenery. This proceeds in to a bright and spacious Living Dining Room, centred around a log burning stove (requiring some TLC). With exposed stone walls and rustic beams, this provides the perfect space for relaxing and entertaining friends and family. Located to the rear of the property, a generous Kitchen can be found, fitted with a range of wall and base units with complementary worktops over, providing ample space for preparing delicious dishes. Fitted appliances include a four ring electric hob, with an extractor above and an oven below. Space for an under counter fridge and plumbing for a washing machine and dishwasher can also be found, whilst two double glazed windows provide ample natural light - a wooden glazed door provides access to the rear.

The first floor is accessed via a staircase located in the Living Room. The first of the double bedrooms can be found on the this floor, providing ample space. as well as the wonderfully appointed Bathroom fitted with a modern three piece suite. Ample storage can be found with a large cupboard located in the bathroom, and a second store cupboard located on the landing.

To the second floor, the principal bedroom can be found, with a large dressing area - the perfect place for a work from a home station or simply a cosy area to enjoy a quiet book. Beautifully appointed throughout, an Ensuite Shower Room provides a handy three piece suite. Also located in this room, a generous storage cupboard can be found, housing a hot water cylinder.

This charming home has recently been used as a successful holiday let business, and would be an ideal as a private a lock up and leave holiday home as it sits within the beautiful triangle of the Lake District National Park, Yorkshire Dales and Morecambe Bay. It also perfectly lends itself to a first time buy, or those looking for a peaceful retreat. Offered to the market with No Chain, don't miss out.

Let's Take A Closer Look At The Area

Located in the picturesque village of Priest Hutton on the Lancashire/Cumbria border, this peaceful village offers a perfect blend of town and country, with an array of scenic country walks and the nearby market town of Carnforth approximately a 10 minute drive away. Carnforth offers a range of local and national shops including three major supermarkets, dentists and doctor's surgeries. For families, this home is serviced by a range of highly regarded primary and secondary schools including Queen Elizabeth School in Kirkby Lonsdale. With access to the M6 motorway via junction 35 and 36, this property is perfectly placed for commuters, with Carnforth again providing access to a historic train station linking you to the West Coast Mainline.

Let's Step Outside

To the front of the property is a private garden, accessed via a secure garden gate. Here, a laid to lawn garden can be found, with a range of a planted borders. This is the perfect place to sit out for a morning coffee and enjoy the noises of the surrounding wildlife. To the side of the property is a shared driveway, providing access for three properties including Ivy Cottage. There is a small parking space providing off road parking for one car. If parking is a worry, there is ample space to the front of the beautiful home to create more parking, meaning there could be up to three parking spaces should this be needed. Across from the property located to the right, a secret garden can be found, providing a peaceful retreat. With a laid to lawn garden, planted borders and mature trees, a patio area provides ample space for alfresco dining, whilst a handy garden shed provides additional storage.

Services

The property is fitted with electric heating throughout, controlled manually and via WiFi. This home also benefits from mains electric, mains water and Drainage via a shared a sewage treatment plant. Installed in June 2019, the vendors inform us this tank complies with General Binding Rules. This home also benefits from B4RN 'Broadband for the Rural North Ltd' gigabit full-fibre broadband, perfect for those who work remotely.

Tenure

The property is Freehold. Title number: LA909871.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 96.2 m² ... 1035 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E			39
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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