



Fern Cottage, Main Street, Whittington
Asking Price £280,000

Your Local Estate Agents
Thomson Hayton Winkley



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A beautifully presented mid terrace house with generous garden and views pleasantly located within Whittington village convenient for the market town of Kirkby Lonsdale. Having a sitting room, dining kitchen, three bedrooms, shower room, enclosed patio, summerhouse and off road parking.







FERN COTTAGE

A deceptively spacious traditional stone built mid terrace cottage pleasantly located within the picturesque village of Whittington. The property is conveniently placed for the market town of Kirkby Lonsdale, the railway station at Carnforth, road links to the M6 and both the Lake District and Yorkshire Dales National Parks. There is a regular bus service and a school bus for the well regarded primary and secondary schools in Kirkby Lonsdale.

The beautifully presented accommodation briefly comprises sitting room with feature fireplace and dining kitchen with recently installed modern kitchen and direct access to the patio on the ground floor. There are three bedrooms and a modern shower room on the first floor which boasts far reaching countryside views from the rear aspect. The cottage benefits from double glazing and gas central heating.

Complementing this charming property is off road parking, an enclosed patio and a substantial garden.

GROUND FLOOR

SITTING ROOM

16' 4" max x 11' 1" max (5.00m x 3.38m)

Painted entrance door, double glazed window with window seat, radiator, living flame gas stove to feature fireplace and exposed stone wall, fitted cupboard and shelving to alcove, wall lights, exposed beams.

DINING KITCHEN

15' 4" max x 9' 4" max (4.69m x 2.87m)

Double glazed stable door, two double glazed windows, radiator, excellent range of base and wall units, Belfast sink, HI-MACS worktops, built in oven, electric hob, space for fridge freezer, plumbing for washing machine, cupboard housing gas combination boiler, built in storage cupboard with light and power, exposed beams.





FIRST FLOOR

LANDING

5' 7" x 2' 9" (1.72m x 0.85m)

Loft access.

BEDROOM

10' 8" max x 8' 11" max (3.27m x 2.73m)

Double glazed window, radiator, fitted shelving and hanging rail, exposed beam.

BEDROOM

11' 0" max x 9' 6" max (3.36m x 2.91m)

Double glazed window, radiator, exposed beam.

BEDROOM

8' 3" max x 5' 9" max (2.52m x 1.76m)

Double glazed window, radiator, built in wardrobe.

SHOWER ROOM

6' 1" x 5' 6" (1.86m x 1.70m)

Double glazed window, double glazed Velux window, heated towel radiator, three piece suite comprises W.C., wash hand basin to vanity and fully tiled walk in shower with thermostatic shower fitment, recessed spotlights, extractor fan, exposed beam, partial tiling to walls, tiled flooring.

OUTSIDE

There is off road parking to the rear of the property together with an enclosed patio with a water supply and a generous garden boasting unspoilt countryside views and an elevated summerhouse.

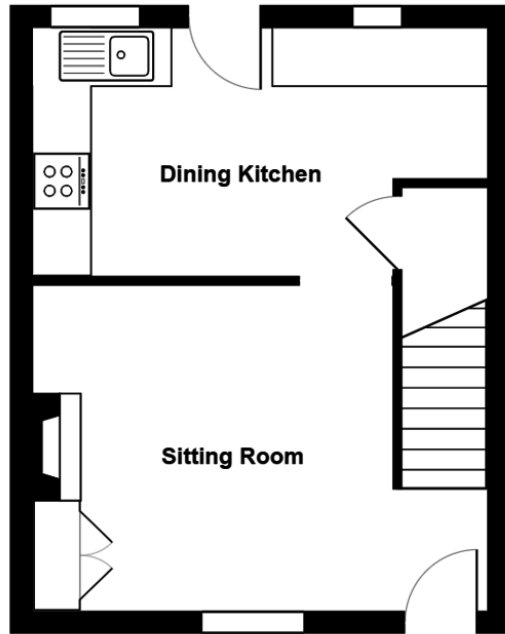
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

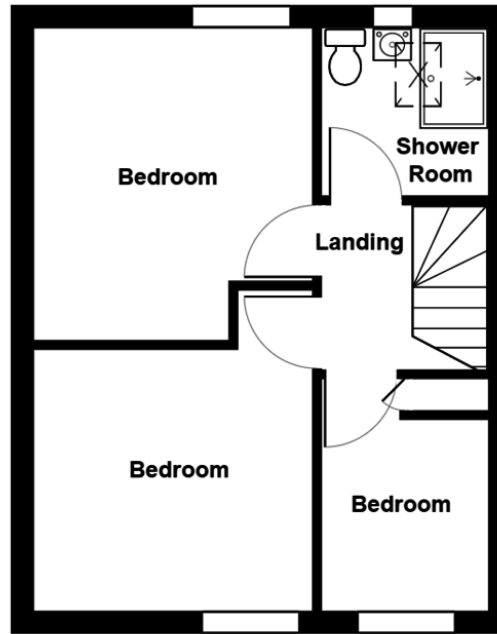
COUNCIL TAX BANDING

Currently band C as per the Valuation Office website.





Ground Floor



First Floor

Fern Cottage, Main Street, Whittington

Total Area: 57.9 m² ... 623 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From our Kirkby Lonsdale office proceed along Main Street until you reach the A65, turn left and then immediately right on to the B6254 (Whittington and Carnforth) and proceed to Whittington bearing left on to Main Street and Fern Cottage is the seventh property in the terraces after the entrance to the old Dragons Head car park. Parking access is through the archway on the left.

WHAT3WORDS:

nowadays.otters.emporium

Important Notice

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