



# Gorse Cottage, Hutton Roof

Asking Price £200,000

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Thomson Hayton Winkley



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A charming mid terrace cottage situated in a rural location convenient for the amenities in Kirkby Lonsdale and Carnforth and for access to the M6. Having a sitting room, dining kitchen, two bedrooms, four piece bathroom, utility room, double glazing, oil fired heating and off road parking.











## **GORSE COTTAGE**

An appealing deceptively spacious mid terrace cottage with countryside views from the front aspect situated within the hamlet of Hutton Roof just a short drive from the many amenities available in the market town of Kirkby Lonsdale. Hutton Roof offers easy access to both the Yorkshire Dales and Lake District National Parks and Junctions 35 and 36 for the M6.

The well presented accommodation briefly comprises sitting room with traditional open fireplace and study area, dining kitchen and utility room to the ground floor and two bedrooms and a four piece bathroom on the first floor. The property benefits from double glazing and oil fired heating and is offered for sale with no upper chain.

Outside offers a small seating area and fuel storage at the rear.

Off road parking for one vehicle.

## **GROUND FLOOR**

### **SITTING ROOM WITH STUDY SPACE**

22' 3" max x 9' 10" max (6.80m x 3.00m)

Double glazed door, two double glazed windows, two radiators, traditional open fireplace with polished cast iron insert, granite hearth and pine surround, wall lights, understairs cupboard.

### **DINING KITCHEN**

21' 7" max x 9' 8" max (6.59m x 2.95m)

Single glazed door to utility room, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, space for fridge, wall lights, tiled splashbacks.

### **UTILITY ROOM**

7' 3" x 4' 1" (2.23m x 1.26m)

Double glazed door and window, oil central heating boiler, plumbing for washing machine.









## FIRST FLOOR

### LANDING

10' 3" max x 9' 0" max (3.13m x 2.75m)

Double glazed window, radiator, loft access, radiator to stairwell.

### BEDROOM

12' 1" x 9' 8" (3.70m x 2.96m)

Double glazed window, radiator.

### BEDROOM

10' 7" x 9' 8" (3.23m x 2.97m)

Double glazed window, radiator, painted panelling to wall, loft access.

### BATHROOM

10' 4" x 9' 8" (3.16m x 2.95m)

Double glazed window, radiator, four piece suite in white comprises W.C., wash hand basin, bath and fully tiled shower cubicle with thermostatic shower fitment, extractor fan, partial tiling to walls, fitted mirror, fitted mirrored wall unit, fitted glass shelf.

## OUTSIDE

There is a small area of outside space to the rear with room for a bistro set and fuel storage. Off road parking for one vehicle in adjacent parking area.

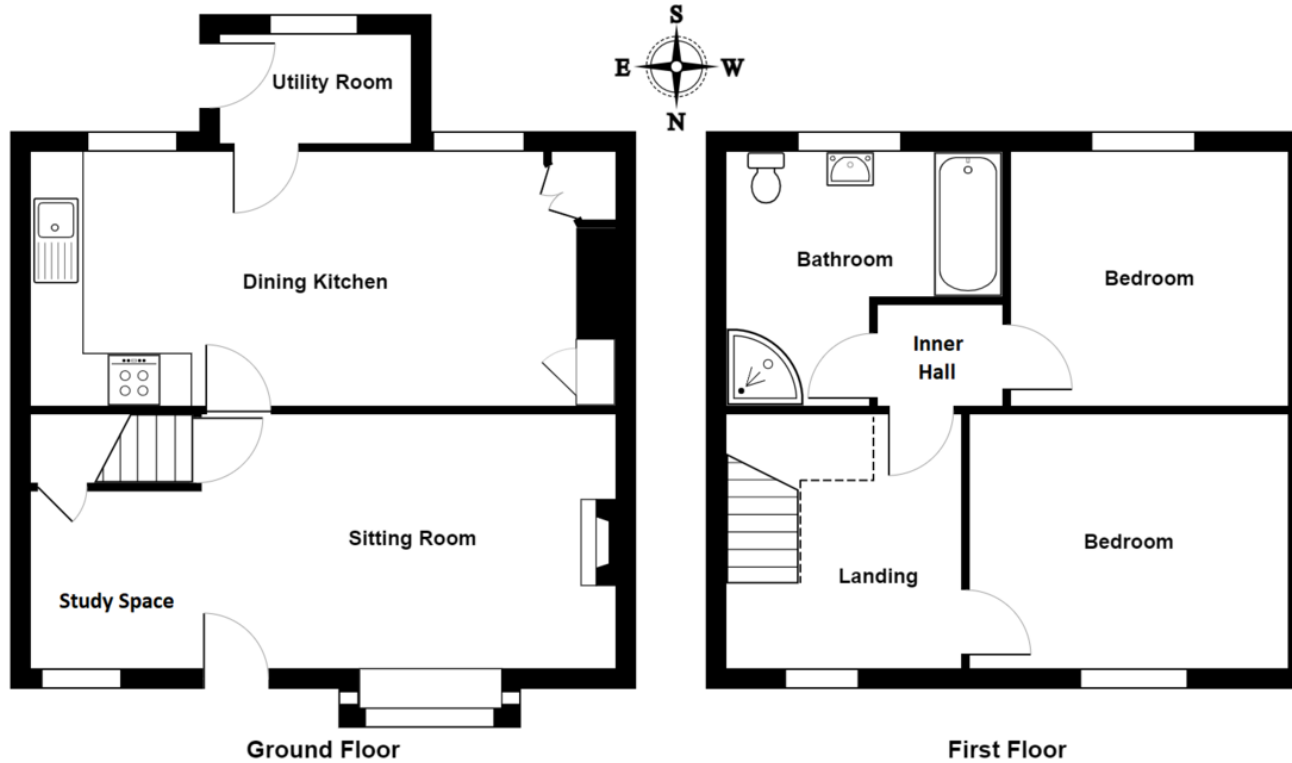
## SERVICES

Mains electric, mains water, oil fired heating, non mains drainage.

## COUNCIL TAX BANDING

Currently band C as per the Valuation Office website.





Gorse Cottage, Hutton Roof  
Total Area: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

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		107   A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

**DIRECTIONS**

Take the A65 towards Kirkby Lonsdale passing the Plough at Lupton and turning right where signposted Hutton Roof. Take the first left and proceed along the road passing the Village Hall and continue. When you reach the end of this road turn left to find Gorse Cottage clearly marked being one of the terraces located on the right.

WHAT3WORDS:  
severe.goose.looms

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