



2 Midtown, Ravenstonedale, CA17 4NG

Offers Over £145,000

PFK

2 Midtown

Ravenstonedale, Kirkby Stephen

A Charming One Bedroom Stone Cottage with Bespoke Interiors

2 Midtown is an equally attractive and thoughtfully renovated terraced stone cottage, offering beautifully presented accommodation filled with character and warmth. With its own independent front and rear access, this charming home is ideal as a main residence, second home, or holiday let.

The living room is a particularly inviting space, featuring parquet flooring, exposed beams, and a wood burning stove that creates a cosy and welcoming atmosphere.

The kitchen continues the bespoke theme, fitted with base units topped with Canadian Beech work surfaces, open shelving, and a handcrafted dining table and chairs. Appliances include a freestanding cooker, fridge with freezer compartment, and washing machine. A hardwood door provides direct access to the rear garden, while stairs rise to the first floor.

Upstairs, a generous double bedroom sits to the front of the property, complete with a feature fireplace and wooden flooring. Beyond the bedroom is a versatile dressing room or study, which also houses an overstairs cupboard containing the hot water cylinder. From here, access is provided to the stylish shower room, fitted with a WC, wash hand basin, and fully tiled shower cubicle with mains shower.



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Externally, the cottage benefits from a low maintenance walled area to the front and an attractive garden space to the rear. This includes an area of woodchip and established trees, ready for someone to further enhance. A useful outhouse offers additional storage.

Renovated with sensitivity and craftsmanship, 2 Midtown is a delightful character cottage offering charm, comfort, and flexibility in equal measure.

Please note: a right of way exists across the rear of the property for the neighbouring cottage. A re-registration of the title plan will be required to incorporate an amended boundary.





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Ravenstonedale sits just to the north of the majestic Howgill Fells on the periphery of the Yorkshire Dales National Park. The village is conveniently placed for junction 38 of the M6 motorway providing easy access to Penrith, Carlisle, Lancaster, Preston and beyond. Ravenstonedale also benefits from two great pubs and a nursery school.

- Exciting opportunity to acquire a fabulous 1 bed cottage
- Sympathetically renovated throughout
- Retained character and charm
- investment opportunity / Income generator
- Bespoke fittings and high quality finishes
- Unique, opulent yet charming style
- Garden and outhouse
- EPC Rating - D
- Council Tax Banding - A
- Tenure - Freehold



ACCOMMODATION

Ground Floor

2 Midtown - Living Room

10' 11" x 12' 7" (3.34m x 3.83m)

2 Midtown - Kitchen

11' 3" x 9' 7" (3.42m x 2.91m)

First Floor

Landing

2 Midtown - Bedroom

11' 2" x 12' 8" (3.40m x 3.86m)

Dressing Room

5' 7" x 10' 4" (1.70m x 3.15m)

Shower Room

2' 9" x 9' 4" (0.85m x 2.84m)

EXTERNAL

Outhouse and area of garden

On Street Parking.



ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; Air Source Heat Pump fitted and a high standard of electric fan powered radiators are in situ. We understand that these are efficient units and both cool and heat. Newly fitted wooden double glazing fitted. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

What3Words - [///duties.enrolling.marsh](https://www.what3words.com/duties.enrolling.marsh) Exit the M6 at junction 38 (Tebay) and take the A685 for approx. seven miles, turning right into Ravenstonedale. Turn right (past the former village school on the right then the Black Swan Hotel also on the right), proceed up the hill and 2 Midtown is situated on the right hand side.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.







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