



## Bratt Cottage, Cautley

Offers Over £300,000



Your Local Estate Agents **Thomson Hayton Winkley**



## Bratt Cottage

Cautley, Sedbergh

A well presented semi-detached house occupying a delightful position in Cautley in the Yorkshire Dales National Park with fabulous far reaching countryside views towards the surrounding fells and easy access to many of the local fell walks. Situated on the fringe of Sedbergh where the amenities include a variety of shops, cafes, bars and schools including Sedbergh primary, Settlebeck and the renowned Sedbergh School and within easy reach of Junction 37 of the M6, the market town of Kendal, the mainline railway station at Oxenholme and the Lake District National Park.

The well proportioned accommodation briefly comprises entrance porch, sitting room with a feature fireplace housing a wood burner, generous sized dining room, kitchen, hallway and cloakroom to the ground floor. To the first floor there are 3 bedrooms with amazing views out across the fells and a family bathroom. The cellar is accessed from the outside. The property benefits from double glazing, oil fired central heating and is connected to the B4RN high speed broadband network.

Outside there is an enclosed garden to the rear with far reaching views out across the fells with a garden to the side of the property as well. Parking to the front.

## GROUND FLOOR

### SITTING ROOM

20' 2" x 14' 2" (6.15m x 4.33m)

Both max. Double glazed door, two double glazed windows, wood burner, stone features, exposed beams, understairs storage.

### DINING ROOM

14' 11" x 10' 1" (4.56m x 3.07m)

Both max. Double glazed window, radiator, built in shelves, exposed beams.

### KITCHEN

11' 10" x 11' 7" (3.60m x 3.53m)

Both max. Double glazed window, radiator, good range of base and wall units, sink, space for oven, extractor/filter over, space for fridge freezer, space for dishwasher, tiled splashback, exposed beams.

### CLOAKROOM

6' 4" x 3' 11" (1.93m x 1.19m)

Both max. W.C. wash hand basin to vanity, radiator, partial tiling to walls, extractor fan, tiled flooring.

### HALLWAY

7' 2" x 6' 4" (2.19m x 1.94m)

Both max. Single glazed door, radiator, tiled flooring.

### PORCH

5' 9" x 5' 0" (1.75m x 1.52m)

Both max. Timber door, single glazed windows, stone features, tiled flooring.





## FIRST FLOOR

### BEDROOM

15' 6" x 9' 3" (4.72m x 2.81m)

Both max. Double glazed window, radiator.

### BEDROOM

14' 0" x 10' 3" (4.27m x 3.13m)

Both max. Double glazed window, radiator.

### BEDROOM

11' 10" x 9' 4" (3.61m x 2.84m)

Both max. Double glazed window, radiator.

### BATHROOM

10' 6" x 7' 5" (3.19m x 2.25m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, partial tiling to walls, built in cupboard.

### LANDING

9' 9" x 6' 1" (2.98m x 1.86m)

Both max. Double glazed window, loft access, exposed beams.





## OUTSIDE

An enclosed garden to the rear with views out across the fells. There is also a garden to the side of the property where the septic tank is located.

## OFF ROAD

Parking to the front of the property.

## EPC RATING E

## SERVICES

Mains electric, oil condensing boiler, septic tank.

## COUNCIL TAX: BAND E

## TENURE: FREEHOLD

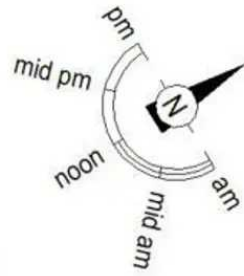
## DIRECTIONS

Pass through Sedbergh on the A683 towards Kirkby Stephen where you will find Bratt Cottage on the left before St Marks church.

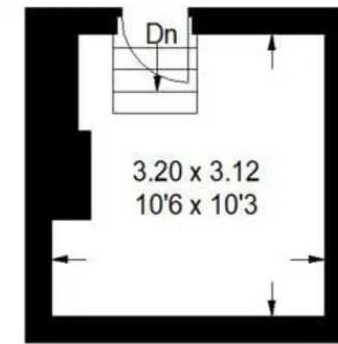
**WHAT3WORDS:** dunes.conspired.decks.



# Bratt Cottage, Cautley, LA10 5LY



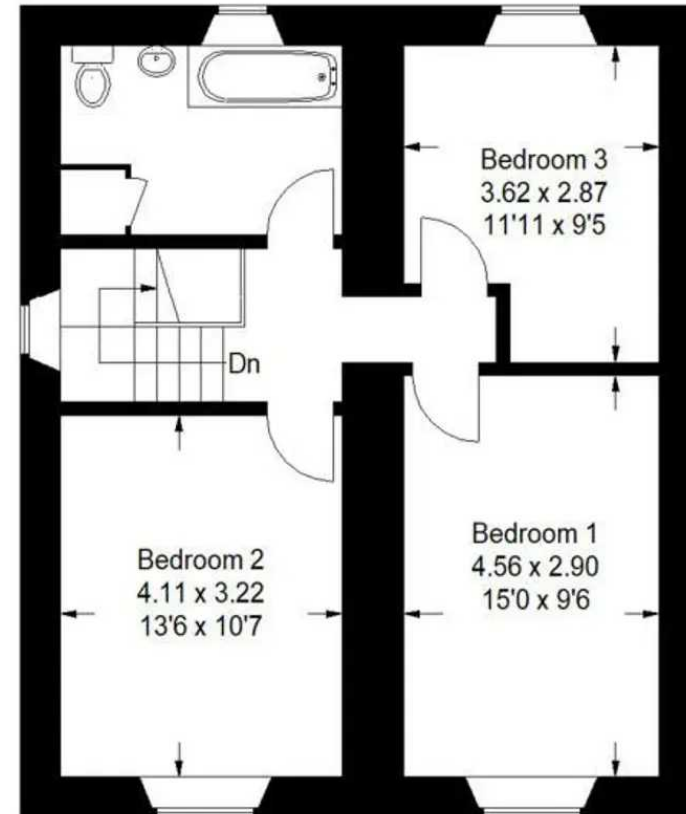
Approximate Gross Internal Area  
116 sq m / 1249 sq ft  
Undercroft = 10.1 sq m / 109 sq ft  
Total = 126.1 sq m / 1358 sq ft



Undercroft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2019 (ID 550668 )



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