Paradise Cottage, Garsdale

- Character Dales Cottage
- Rural Location Within Yorkshire Dales National Park
- 2 Double Bedrooms
- House Bathroom
- Living Room With Multi-Fuel Stove
- Kitchen
- Double Glazing
- South Facing Garden
- Fantastic Panoramic Views Across The Valley
- Off Road Parking
- Perfect For Full Time Or Holiday Living

Offers Around £240,000
Paradise Cottage, Garsdale

DESCRIPTION

Paradise Cottage is aptly named for those who like sweeping, uninterrupted landscape views. The house is situated a short distance from the hamlet of Garsdale. The popular market towns of Hawes and Sedbergh are only 9 & 7 miles away respectively. The property is one of four 'Paradise' houses, offering privacy but not isolation.

Dating back to around 1840 the property boasts a wealth of charm with many original character features such as alcove shelving and shutters. It benefits from hard wood double glazing and solid fuel central heating.

On the ground floor is a welcoming sitting room with a feature fireplace which houses a wood burning stove, a good size kitchen with solid pine units. Upon entering the cottage is a useful porch area. Upstairs there are two characterful double bedrooms and the house bathroom.

Externally there is a south facing garden with glorious, uninterrupted views over the Garsdale Valley. Well established shrubs provide shelter and privacy. There is gated parking to the side of the property.

Paradise Cottage sits in a truly exceptional setting and viewing is highly recommended to fully appreciate the location of this property. It is currently a much loved second home but is just as suited to full time living.

GROUND FLOOR

PORCH

Rear porch. Tiled floor. Coat hooks. Cupboard housing a water filter system.

KITCHEN

13’ 0” x 6’ 0” (3.96m x 1.83m) Tiled floor. Pine & tiled walls. A range of pine wall & base units. Ceramic sink unit. Integrated electric cooker with ceramic hob. Integrated fridge & separate freezer. Plumbing for washing machine. Meat hooks. Radiator. 2 windows to rear.

LOUNGE

16’ 3” x 15’ 3” (4.95m x 4.65m) Lovely light lounge. Wood flooring. Wooden fireplace with multi fuel stove on stone hearth. 3 alcove shelves. Open staircase. TV point. Storage heater. Window to front with shutters and fantastic views. Patio doors, with shutters, leading out to the front garden.

FIRST FLOOR

BEDROOM 1

13’ 0” x 10’ 6” (3.96m x 3.2m) Large front double bedroom. Fitted carpet. Built in wardrobe. Storage heater. Window to front with glorious views.

BEDROOM 2

16’ 6” x 6’ 3” (5.03m x 1.91m) Rear double bedroom with sloping ceiling. Fitted carpet. Beam. Window to rear. Radiator.

BATHROOM

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OUTSIDE

FRONT  Lovely patio area with stunning views over the valley. Sloped lawn garden with hedges and shrub borders. Garden shed.

SIDE  Gravelled parking area with space for up to 2 cars. Stream.

REAR  Additional off road parking for multiple vehicles.

AGENTS NOTES  Spring fed water supply shared with 3 other properties. Septic tank drainage shared with the neighbouring property. Fast broadband connection provided by Kencomp.
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GENERAL
Photographs & Virtual Tours  Items in these photographs and tours may not be included in the sale.
Viewing  By appointment. We aim to accompany viewings 7 days a week.
Local Authority
Planning Authority  Yorkshire Dales National Park (01969 652349)
Council Tax Band  Band should be confirmed by the Purchaser prior to purchase.
Tenure  Freehold

AGENT NOTES
J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE
J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE
Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own Independent Financial & Mortgage Advisor? There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936
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ENERGY PERFORMANCE CERTIFICATE
Property:  Paradise Cottage, Garsdale, Sedbergh, Cumbria, LA10 5PH
Energy Efficiency Rating Current 24  Environmental Impact Rating Current 38
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