



CROFT ENDS

KIRKBY LONSDALE, LA6 2PG

£575,000
FREEHOLD

Croft Ends is a 4-bedroom detached house located between the market towns of Kirkby Lonsdale and Carnforth in the village of Hutton Roof, a charming village surrounded by rolling countryside and known for its outstanding natural beauty. The village enjoys a peaceful, rural setting, yet is conveniently close to road links for commuting and amenities. Formally two houses, Croft Ends has a unique layout that makes for a spacious and versatile family home.

Entering the property through the front door, you are met with the first of two reception rooms, containing a wood burner set in a feature stone fireplace, and one of the staircases of the property. Adjoining this is the kitchen, which is well equipped with wall and base units, contains a modern electric everhot cooker, stainless steel sink with drainer as well as plumbing and space under the counter for a dishwasher. To the rear of the property is the conservatory and utility room which has space and plumbing for laundry appliances. Attached to the utility room is the second reception room which is currently being used as a downstairs bedroom, this room also benefits from a wood burner set in a feature stone fireplace.

The first floor of the accommodation is divided into two. To the right-hand side of the house, accessed via the staircase in the first reception room, accommodation comprises of two double

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EST. 1992

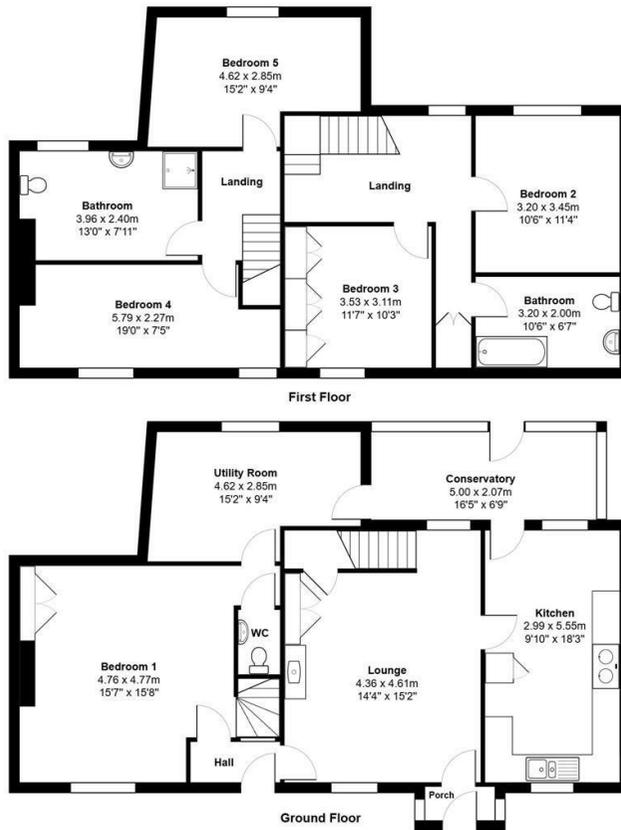
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- Two spacious reception rooms with log burner
- Well equipped kitchen with Everhot cooker
- Conservatory/Sun room
- Generous utility room
- Four double bedrooms
- Bathroom and separate shower room
- Double garage electric and plumbing
- Large garden with vegetable patch



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For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive		
	2002/91/EC		

EPC Rating: Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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