

Green View, Newbiggin-On-Lune, Kirkby Stephen, CA17 4NS

Guide Price £370,000

PFK

Green View

The Property:

A charming stone built semi-detached cottage situated within the quiet village of Newbiggin-on-Lune, just off the A685, offering spacious and versatile accommodation arranged over two floors.

The property is approached via an entrance porch which leads into an inner hallway, with stairs to the first floor and access to the ground floor accommodation. There are three reception rooms, including a bright and welcoming lounge to the front of the property with dual aspect windows and a feature fireplace. The dining room also benefits from dual aspect windows, while the rear sitting room offers a more traditional cottage feel, with exposed beams and a large feature fireplace housing a log burning stove. The kitchen is fitted with a good range of units, integrated appliances and open shelving, with two windows providing plenty of natural light and a door leading out to the rear garden. Adjoining the kitchen is a useful utility room with plumbing for a washing machine and tumble dryer, housing the boiler, together with a separate downstairs WC.

To the first floor are three well proportioned double bedrooms, one of which benefits from an ensuite WC, while another retains an attractive feature fireplace. The accommodation is completed by a modern family bathroom fitted with a three piece suite and shower over the bath.







Green View

The Property continued....

Externally, the garden is accessed via a small enclosed yard and a pathway leading to the main garden. The garden offers a combination of gravelled and lawned areas, with a seating space, mature plants and shrubs, two useful garden sheds and a good sized summer house, providing an appealing outdoor space to enjoy.

A characterful village cottage offering generous living accommodation, a wealth of traditional features and a pleasant garden, ideally positioned for access to the surrounding Eden valley and wider countryside.













Green View

Location & Directions:

Newbiggin-on-Lune is a quiet and attractive village situated just off the A685, conveniently positioned between Kirkby Stephen and Tebay. Surrounded by beautiful countryside, the village offers easy access to the Yorkshire Dales and the wider Eden Valley, with good road links towards the M6 and surrounding towns.

Directions
Green View can be located by using the postcode CA17 4NS or by using What3words:///congested.scrum.thumb

- **Semi detached stone cottage**
- **3 bedrooms, 1 bathroom & 2 WC's**
- **Good sized garden with sheds & summer house**
- **EPC rating E**
- **Council Tax: Band E**
- **Tenure: Freehold**

ACCOMMODATION

Entry
6' 5" x 3' 3" (1.95m x 0.99m)

Hallway
12' 8" x 5' 10" (3.87m x 1.78m)

Living Room
13' 6" x 11' 6" (4.11m x 3.50m)

Dining Room
14' 10" x 8' 0" (4.53m x 2.45m)

Living Room
13' 10" x 14' 6" (4.21m x 4.43m)

Utility Room
8' 2" x 6' 11" (2.50m x 2.11m)

Kitchen
11' 4" x 9' 11" (3.45m x 3.02m)

Landing
6' 2" x 4' 4" (1.89m x 1.33m)

Bedroom 2
13' 7" x 11' 4" (4.14m x 3.45m)

WC
4' 4" x 3' 0" (1.32m x 0.91m)

Bedroom 3
14' 11" x 8' 8" (4.54m x 2.63m)

Bedroom 1
13' 11" x 12' 0" (4.25m x 3.66m)

Bathroom
8' 0" x 7' 1" (2.44m x 2.16m)













EXTERNALLY

Garden

On street

1 Parking Space

ADDITIONAL INFORMATION

Referral Fee Disclosure
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £234 in 2025 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

Services
Mains electricity, water & drainage; oil central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.









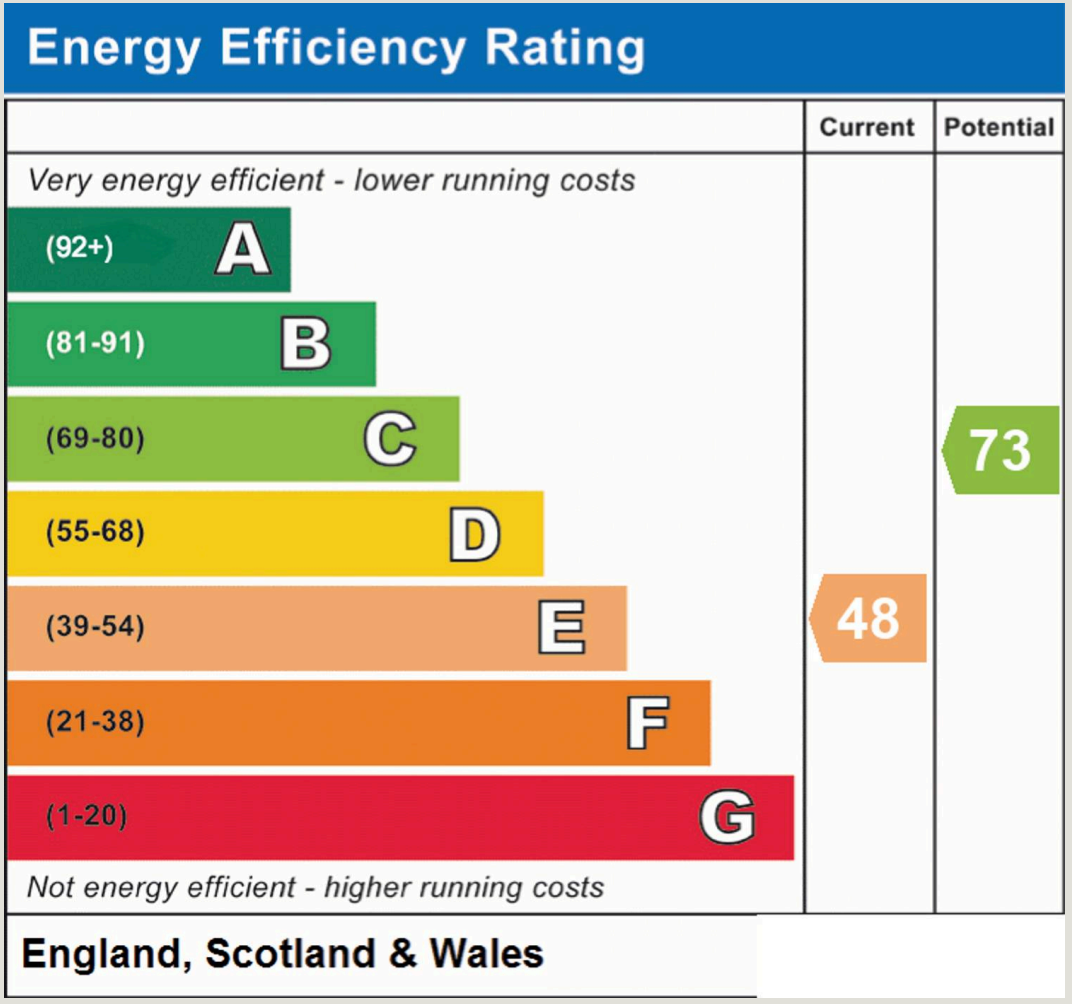







Green View


Living Room
13'5" x 11'5"
4.11 x 3.50 m
Kitchen
11'3" x 9'11"
3.45 x 3.02 m
Utility Room
8'2" x 6'11"
2.50 x 2.11 m
Hallway
Entry
3'3" x 6'4"
0.99 x 1.95 m
Dining Room
8'0" x 14'10"
2.45 x 4.53 m
Living Room
13'9" x 14'6"
4.21 x 4.43 m
Floor 0
WC
4'4" x 2'11"
1.32 x 0.91 m
Bedroom
13'6" x 11'3"
4.14 x 3.45 m
Bathroom
8'0" x 7'0"
2.44 x 2.16 m
Landing
Bedroom
8'7" x 14'10"
2.63 x 4.54 m
Bedroom
13'11" x 12'0"
4.25 x 3.66 m
W
N
S
E
Floor 1
PFK
Approximate total area(1)
1400 ft²
130 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
48
73
England, Scotland & Wales



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