



Smithy Cottage, Lupton

Guide Price £120,000





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GUIDE PRICE £120,00+ FOR SALE BY AUCTION ON THURSDAY 3RD APRIL, AT THE HALSTON CARLISLE 12 NOON

A semi-detached cottage located in Lupton close to the picturesque market town of Kirkby Lonsdale. Convenient for the mainline railway station at Oxenholme, the market town of Kendal, the M6 and both the Lake District and Yorkshire Dales National Parks.

Nestled in a picturesque countryside location, this semi-detached cottage presents an incredible renovation opportunity for those looking to create their dream home. Boasting three spacious double bedrooms, two reception rooms including a sitting room and dining room both with open fireplaces, and a convenient ground floor bathroom, this property offers ample space for comfortable living. The kitchen and utility areas provide practical functionality, while the gardens to the front offer a outdoor retreat. Off-street parking adds further convenience, and with easy access to neighbouring towns, the location perfectly balances rural charm with urban accessibility.

The substantial gardens to the front of the property feature a delightful combination of a paved patio area, gravel borders, and a lawn with hedges. While in need of some maintenance, the potential for transformation into a stunning outdoor sanctuary is evident. Don't miss this chance to breathe new life into this charming semi-detached cottage and create a beautiful home in an idyllic countryside setting.

EPC RATING G

SERVICES Mains electric, mains water, septic tank

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kirkby Lonsdale take the A65 in the direction on Kendal. Upon reaching Lupton carry on through where you will find Smithy Cottage located on the left hand side across for the turning onto Jubilee Lane

WHAT3WORDS: clow.revealing.rejoin



- Semi-detached cottage
- The cottage is in need of renovation
- Two reception rooms with a sitting room and dining room
- Set in a countryside location
- Kitchen and utility areas
- Easy access to neighbouring towns
- Three double bedrooms
- Gardens to the front
- Ground floor bathroom
- Off street parking

PORCH 4' 11" x 4' 9" (1.50m x 1.44m)

SITTING ROOM 15' 10" x 15' 1" (4.83m x 4.59m)

DINING ROOM/BEDROOM 13' 5" x 12' 2" (4.10m x 3.72m)

KITCHEN 8' 4" x 6' 7" (2.54m x 2.01m)

BATHROOM 6' 6" x 4' 0" (1.99m x 1.21m)

UTILITY AREA 13' 7" x 8' 10" (4.13m x 2.69m)

FIRST FLOOR LANDING 21' 5" x 5' 9" (6.54m x 1.75m)

BEDROOM 15' 6" x 7' 7" (4.72m x 2.31m)

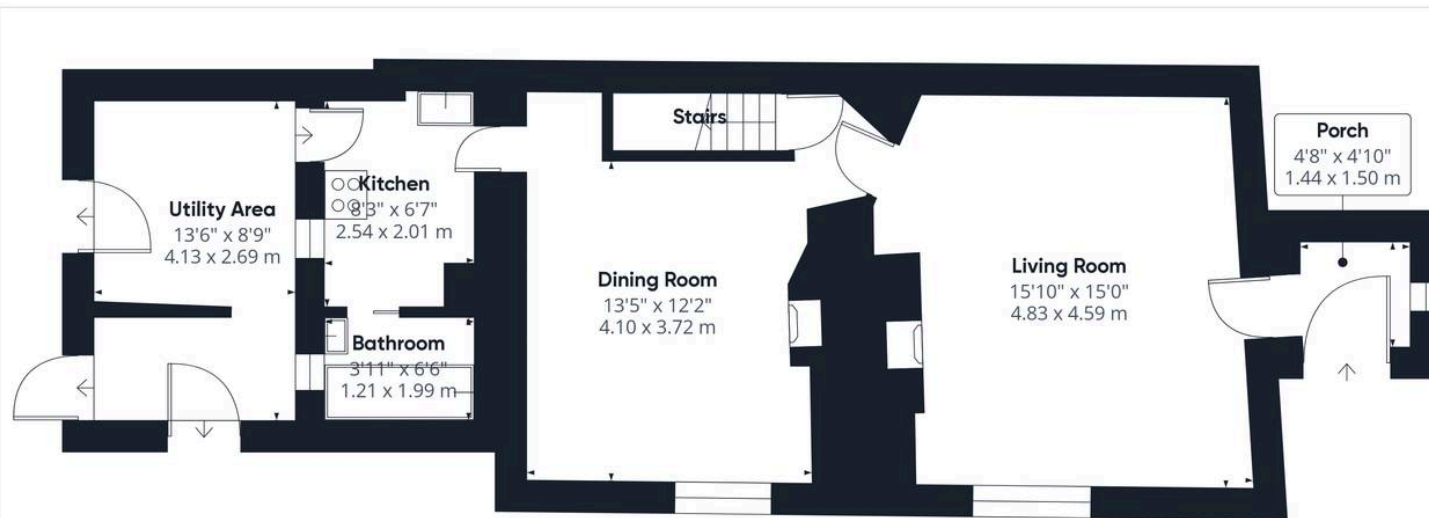
BEDROOM 12' 4" x 7' 7" (3.76m x 2.30m)

BEDROOM 12' 3" x 10' 3" (3.74m x 3.13m)

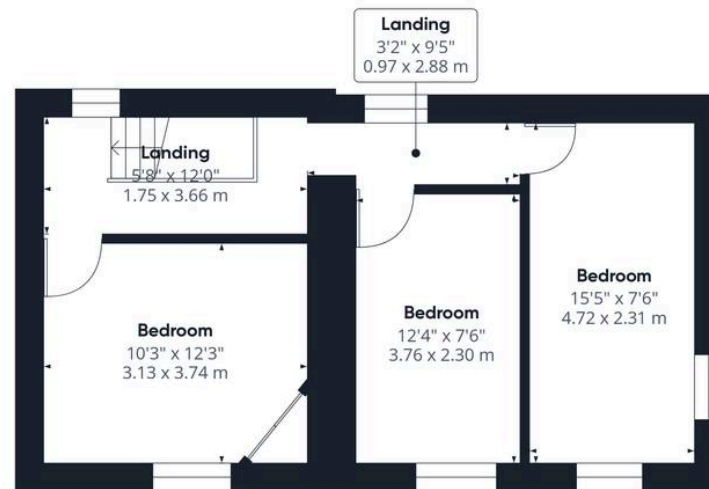
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1064.02 ft²
98.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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