



HEWETSON & JOHNSON

*A spacious and handsome village house in nearly half an acre*

***Town Head House , Ravenstonedale CA17 4NQ***









*I find Town Head House irresistible, with its historic feel and flexible layout. The house sits well in the village. Ravenstonedale is an ever popular destination in a truly rural parish, whilst being accessible and convenient for travel, shops and pubs.*

**Ben Pridden**



- Entrance lobbies
- 3 reception rooms
- Galleried utility room
- Master bedroom with en suite
- House bathroom
- Stair hall
- Kitchen breakfast room and pantry
- WC
- 4 further bedrooms
- Gardens, attached garage and outbuilding

### Location

Ravenstonedale is a charming, traditional rural village with two highly regarded inns and a nursery school. Kirkby Stephen is 5 miles away and has excellent local facilities including schools and local stores. The area is well known for its stunning scenery, being on the edge of the Yorkshire Dales National Park.

Sedbergh, with its renowned private school, is 11 miles away. Junction 38 of the M6 is 7.6 miles to the west.

Kendal (22 miles), at the edge of Lake District, has more extensive shopping. Oxenholme railway station is just outside Kendal and is on the West Coast Main Line between London and Glasgow or Edinburgh.

### The House

Town Head House is a traditional village home of great charm. The generous accommodation is over two floors and includes many original features including exposed timber beams. The house is well laid out, but could be further developed by the next owners; it would benefit from a general refurbishment.

The ground floor provides a dining room, drawing room and sun room overlooking the garden. The kitchen breakfast room has a pantry and galleried back hall that is currently used as a utility room. To the first floor there is a master bedroom with an en suite bathroom and four further bedrooms served by a house bathroom.

There is ample parking to the rear of the property, an attached garage and a stone outbuilding. The front garden has well stocked borders, and there is an orchard/kitchen garden to the east that is partly walled and has recently been home to free ranging chickens.

### Utilities

Mains electric, mains water, mains sewerage, B4RN broadband (fibre to the door)

### Council Tax

Band F







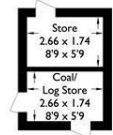
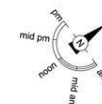




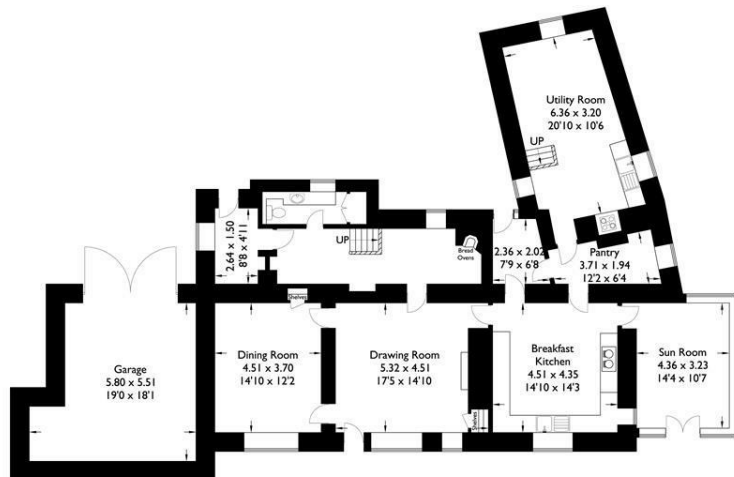


### Town Head House

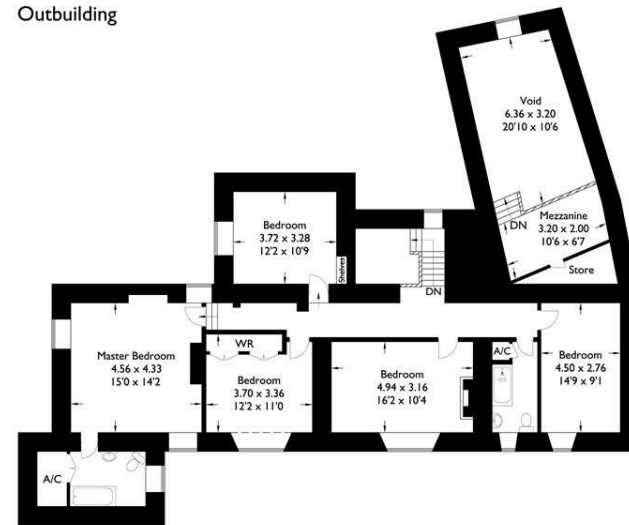
Approximate Gross Internal Area : 284.60 sq m / 3063.40 sq ft  
 Garage : 27.49 sq m / 295.89 sq ft  
 Outbuilding : 9.67 sq m / 104.08 sq ft  
 Total : 321.76 sq m / 3463.39 sq ft



Outbuilding



Ground Floor



First Floor

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E	34	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	