

**PENNINE WAYS**  
**MARKET HOUSE, MARKET PLACE, ALSTON,**  
**CUMBRIA, CA9 3HS**  
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## **GARRIGILL HOUSE, GARRIGILL**



A Four Bedroom Stone Built Detached House close to the centre of the sought after village of Garrigill situated in an area of “Outstanding Natural Beauty”. Garrigill House benefits from Gardens to the side and rear and a private yard. The property is in need of renovation.

## **Garrigill House, Garrigill**

This is a deceptively spacious four bedroomed stone built detached property situated at the heart of Garrigill Village and its amenities. There is off road parking for at least two cars, together with two outbuildings and a spacious rear and side garden. When renovated this property should provide excellent family accommodation.

The property is approached from the road over flagstones to the front door which is half glazed with etched glass and brass door knocker. There is a further light inset over the door which is also etched.

Through door into:

### **Entrance Hallway**

There is a mat insert just inside the entrance with vinyl tiling to the floor. Dado rail to all walls and coving to the ceiling with coat hooks on the wall. Five doors and stairway leading off hallway, plus archway through to the rear of the house.

From hallway through door into:

### **Reception Room 1** 4.12m x 3.23m (13'6" x 11'0")

Original wooden floor boards, wrought iron fireplace with tiled surround and wooden sides with wooden mantle over. Stone hearth and sash window to front with wooden shutters. Picture rail to all walls.

From hallway through door into:

### **Reception Room 2** 4.04m x 4.05m (13'3" x 13'4")

Original wooden floor boards, sash window to front with wooden shutters and sill. Tiled fireplace, mantle and hearth. Decorative coving to ceiling and picture rail to all walls. Telephone and TV point.

From hallway through door into:

### **Reception Room 3**

3.86m x 3.86m 12'2" x 12'2")

Sash window to rear with wooden shutters. Stone fireplace and hearth with wooden mantelpiece. Matching stone shelving to one side. Exposed wooden ceiling and concrete flooring.

From hallway through door into:

### **Kitchen** 3.08m x 3.73m (10'1" x 12'7")

Door to outside with frosted glass light inset. Oil fired Rayburn, concrete floor with some vinyl tiles. Stainless steel single drainer sink with mixer tap over, set in base unit and wooden corner unit over. Sash window to rear with wooden shutters. Exposed wood ceiling, one laminate wood wall and formica panelling to further wall. Wooden clothes airer suspended from ceiling. Electricity meter in box over back door and electric cooker point.



From hallway through door into:

**Cellar/Pantry** 2.29m x 1.85m (7'6" x 5'7") a.w.p.

Down three steps with handrail to area under stairs. Stone floor and shelving. Further wooden shelving. Air inlet in outside wall. Exposed painted wooden ceiling and light inset to rear.

From hallway up stairs with wooden balustrading to one side, leading to half landing with sash window overlooking garden. Smoke alarm with dado rail to one side. Up second flight of stairs to:

**Landing**

Dado rail to all walls and five doors off.

From Landing through door to:

**Bedroom 1** 3.75m x 3.64m (12'3" x 12'4")

Sash window overlooking garden with views over the village and surrounding fells. Original wooden floorboards.



From Landing through door to:

**Bedroom 2**

4.88m x 4.29m (16'0" x 13'7")

Original wrought iron fireplace with stone hearth and sides with wooden mantle over. Two sash bay windows to the front of the property and narrow hanging cupboard. Original wooden floorboards.

From Landing through door to:

**Bedroom 3** 4.28m x 3.59m (14'0" x 12'2")

Sash window to front and original wooden floorboards.

From Landing through door to:

**Bedroom 4/Office** 2.76m x 1.73m (8'7" x 5'8")

Sash window overlooking garden at rear, the village and surrounding fells.

From Landing through door to:

**Bathroom** 1.14m x 3.64m (4'2" x 11'11") a.w.p.

White three piece bathroom suite comprising low level w.c., bath and basin. Original wooden floorboards and window to side of the property. Airing cupboard housing hot and cold water tanks.

**Outside**

To the front of the property there is a low stone wall containing some flag stones and a small border with mature plants therein. To the side there is a single wooden gate set into the high stone wall, leading to the back door. Further along this wall is a pair of wooden

gates giving access to an area of hard standing suitable for parking cars. There is an area of stone flagging leading to the back door and shed, together with a small area of cobblestones.

Attached to the side of the property is:



### **Shed**

1.41m x 2.34m (4'1" x 7'8")

This is a brick building with door, window and felt and tiled roof. Electricity is supplied and there is also the benefit of a stone floor.

From the hard standing area access is gained to an outbuilding which is divided into:

**Coal store** 2.04m x 1.81m (6'4" x 6'2")

Stone walls and floor and window to the side with wooden door.

**Outside Toilet** 1.74m x 0.73m (6'1" x 2'4" )

Again stone walls and floor with two window spaces. Low level w.c.



The garden area extends around the rear of the property to the side and is bounded at the back by wire fencing. The garden is laid mainly to lawn with some mature trees and shrubs. There is a small wrought iron gate leading to the flagstone pathway at the front of the property.

### **Additional Information**

Garrigill is a small village situated on a loop road and traffic is minimal. The village green is surrounded by residential properties, the public house and post office. As this village is situated on the very edge of the fells, it is a paradise for walkers.

The schools at Alston, some three miles away, provide education from the ages of 5-16 years. Alston also provides banking services, a dentist, a cottage hospital, doctor's

surgery, fire station and police station. There is also an abundance of local shops in the town providing for most everyday needs.

### **Services**

- Council Tax Band
- Mains water, drainage and electricity
- Broadband may be available subject to contract with Cybermoor
- Telephone line installed subject to BT regulations

### **Tenure**

We are advised by the vendor that the tenure to this property is Freehold

### **Directions**

From our office in Alston, proceed up the hill. Continue up the hill as the road turns into the B.6277 signed Middleton in Teesdale. After two miles take turning right signed Garrigill and continue down the hill to the village, turning sharp right over the bridge and the property will be seen almost immediately on the right hand side.

### **Viewing**

Strictly by prior appointment with the sole agent, PENNINE WAYS. To arrange an appointment, please ring 01434 381808.

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