



## KELD HOUSE, MILBURN, CA10 1TW

### GUIDE PRICE £385,000

Situated in the picturesque fellside village of Milburn overlooking the Green, this pretty cottage has oodles of charm and character and has THREE reception rooms, THREE DOUBLE bedrooms, 2 bathrooms and a dining kitchen. Walled front garden, private rear garden with stone outbuilding and open views

- Three Bedrooms
- Village Location
- Viewing Recommended
- EPC Rating F

**Entrance Hall**

A generous hallway with mezzanine seating area above. Radiator and doors off

**Living Room**

w: 14' 3" x l: 15' 3"

4.35m x 4.64m Double glazed window to the front elevation and radiator. Feature fireplace with marble insert and hearth.

**Dining Room**

w: 13' 9" x l: 16'

4.20m x 4.87m Feature beams to the ceiling, double glazed window to the front elevation. Radiator. There is a door which leads to a small cellar area. Impressive sandstone fireplace. Radiator

**Hallway**

With stairs to the first floor and external door.

**Office**

w: 10' x l: 16'

3.06m x 4.87m Double glazed window to the front elevation and radiator.

**Kitchen**

w: 11' 4" x l: 15' 10"

3.46m x 4.82m Fitted with wall and base units with pine fronts. Stone worktops Double porcelain sink with draining board set below double glazed window to the rear and single glazed sash window to the side. Coloured Rayburn cooker there is also an integrated electric oven and ceramic hob with extractor over.

**Utility**

w: 6' 9" x l: 15' 2"

2.06m x 4.62m Tiled floor and door leads to the rear porch. Plumbing for washing machine and space for dryer. Built in storage cupboards. Radiator.

**Bathroom/WC**

w: 6' 9" x l: 7' 9"

2.07m x 2.35m Partly obscured double glazed window to the rear elevation. Fitted with a coloured three piece suite comprising wash hand basin, w/c and bath electric shower over. Tiled splash backs and floor. Heated towel rail.

**Landing**

Under eve store cupboard. Central heating boiler. Mezzanine seating area.

**Master Bedroom**

w: 14' 1" x l: 15' 9"

4.30m x 4.80m Double glazed window to the front elevation looking onto the green. Radiator.

**Bedroom**

w: 11' 3" x l: 17' 7"

3.44m x 5.36m Double glazed window looking onto the green. Loft access hatch and radiator.

**Bedroom**

w: 10' 5" x l: 16' 9"

3.17m x 5.11m Double glazed window to the front looking onto the green. Loft access hatch and radiator.

**Bathroom/Shower Room/WC**

w: 8' 4" x l: 11' 4"

2.53m x 3.46m Fitted with a white suite comprising bath, w/c, wash hand basin with storage below and thermostatic shower in enclosure. Airing cupboard. Double glazed window to the side.

**Outside**

Walled garden to the front with central pathway, lawn and planted borders. Driveway with ample space for 2/3 vehicles. Sandstone patio, lawn and mature shrub planting. There is a stone built store with power and a summerhouse. Open countryside views.

**Tenure**

We understand that the tenure of the property is freehold but the title deeds have not been examined.

**Services**

Mains water, electricity, mains drainage and telephone subject to BT regulations.

**Agents Note**

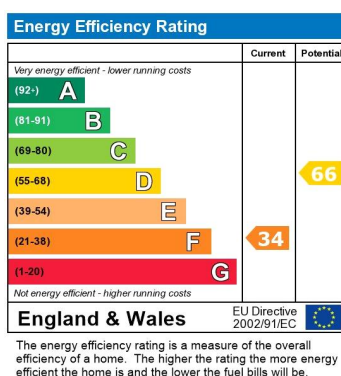
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**Local Area**

Milburn is a beautiful east fell side village within the Eden valley, set around a large village green. The village has a primary school which has a growing attendance and accommodates children from three years old. A weekly toddler group is very popular and attracts families from outlying villages. The school is in the catchment area for Appleby Grammar School. There is a thriving village hall hosting a range of groups and activities including art, badminton, youth, film and coffee mornings, and is the hub of the village. Milburn has a true community spirit with events throughout the year including a May Day festival, a sports day, and a fantastic Guy Fawkes night bonfire and firework display.



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.