

Hawes 01969 667744  
Leyburn 01969 622936  
www.jrhopper.com

**J.R. HOPPER & Co.** EST. 1886

Settle 07726 596616  
Kirkby Stephen 07434 788654  
London 02074 098451

01969 622936

enquiries@jrhopper.com

*"For Sales In The Dales"*

## Station House, Kirby Stephen



- Fabulous Detached Home In Sought After Location
- Walking Distance To Town
- 4 Double Bedrooms
- Kitchen Diner
- Living Room
- Garden Room
- House Bathroom & En-suite
- Ample Off-Road Parking
- Garage
- Video Viewing Available

**Guide Price £405,000 - £425,000**



**RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY**  
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



# Station House, Station Road, Kirkby Stephen, CA17 4SZ

## DESCRIPTION

Station House, a former Railway Station House, has been renovated and designed to an extremely high standard creating a modern property with a great deal of character and space. It is a fabulous, detached house on the edge of the town of Kirkby Stephen.

Kirkby Stephen is a busy town with a wide range of shops, pubs & restaurants, primary & secondary schools, medical facilities, and weekly outdoor market. It has easy access to the M6 and the A66 trans-Pennine route, as well as rail links via the Settle-Carlisle line. The beauty of the Yorkshire Dales, Eden Valley, Lake District and Teesdale are all within an hour's drive.

The well-proportioned accommodation offers superb living space, a dining kitchen, 4 good bedrooms, house and en-suite bathrooms, a superb garden room, large enclosed garden, double garage, ample parking and is exceptionally well-presented.

The property is a low maintenance and very economical to run with gas central heating, double glazing, high levels of insulation and it is also within walking distance of the town centre.

This fabulous property would ideally suit a family or a professional couple working from home.

---

## GROUND FLOOR

**FRONT PORCH** Stone porch with stained glass paned door. Tiled floor. Radiator. Window to the front. Velux window.

**KITCHEN DINER** 18' 0" x 15' 9" (5.49m x 4.8m) Tiled floor. Coved ceiling. Oak wall and base units with granite worksurface. Ceramic hob. Integral oven, grill, dishwasher, and fridge. Belfast sink. Shelved alcove. Large stone feature fireplace with feature stove. Radiator. Three windows across two aspects. Steps down to living room and garden room and stairs to first floor.

**BEDROOM 1** 12' 3" x 9' 6" (3.73m x 2.9m) Double bedroom. Fitted carpet. Step down from kitchen diner. Radiator. Window to the rear. Patio doors to side patio. This would make an ideal office.

## LOWER GROUND FLOOR

**LIVING ROOM** 18' 2" x 17' 2" (5.54m x 5.23m) Large, light living room. Wood flooring. Beamed ceiling. Wood burning stove set in corner on flagged hearth. Two radiators. Three windows to the side. Door to utility. Bi-folding doors to the garden room.

**GARDEN ROOM** 22' 6" x 16' 8" (6.86m x 5.08m) Very large, light room. Fitted carpet. Two radiators. Fantastic feature window overlooking the garden and surrounding hills. Two elongated arched windows. Three velux windows. Patio doors to the garden.

# Station House, Station Road, Kirkby Stephen, CA17 4SZ

**UTILITY ROOM** 9' 4" x 6' 5" (2.84m x 1.96m) Tiled floor. Plumbing for washing machine. WC. Radiator. Patio door to the side garden.

**DOWNSTAIRS**  
**WC** Tiled floor. WC. Hand basin.

## FIRST FLOOR

**BEDROOM 2** 13' 9" x 8' 8" (4.19m x 2.64m) Large double bedroom. Wooden flooring. Beamed ceiling. Storage cupboards. Radiator. Window to the front and velux window.

**BEDROOM 3** 9' 9" x 8' 3" (2.97m x 2.51m) Double bedroom. Fitted carpet. Decorative cast iron fireplace. Loft access. Radiator. 2 Windows to the side.

**SHOWER ROOM** 7' 8" x 7' 2" (2.34m x 2.18m) Tiled walls and floor. Large shower. Hand basin. WC. Underfloor heating. Window to the side.

**MASTER  
BEDROOM** 10' 10" x 10' 3" (3.3m x 3.12m) Large double bedroom. Fitted carpet. Glass feature wall creating light onto staircase. Under eaves storage. High level window and three velux windows.  
**En-suite:** 9' 11" x 5' 2" (3.02m x 1.57m) Tiled floor. Corner bath. Hand basin. WC. Inbuilt waterproof tv. Part tiled walls. Radiator. Velux window.

## OUTSIDE

**GARAGE** 25' 2" x 16' 7" (7.67m x 5.05m) Double garage. Electric roller door. Loft storage. Door to side and rear garden. Window.

**FRONT** To the front wrought iron gates lead on to flagged driveway providing parking for two cars.

**REAR** To the rear is a good size garden with lawn, mature trees and a sheltered flagged patio area. Double wooden gates provide vehicular access to garden.

**SERVICES** Gas central heating.  
Mains water, drainage and electric.  
Wood burning stove.  
Double glazing throughout.

# Station House, Station Road, Kirkby Stephen, CA17 4SZ

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	<b>Ask for a video viewing first</b> - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority &amp; Planning</b>	Eden District Council (01768 817817)
<b>Council Tax Band</b>	Band should be confirmed by the Purchaser prior to purchase.
<b>Tenure</b>	Freehold.

## AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

## OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

## FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

## CONVEYANCING

Buying or Selling your home requires a diligent solicitor. We work with local solicitors & the UK's most recommended provider of conveyancing services. This makes the process as smooth and stress free as possible. Call, or check our website, for a free, no obligation, no move no fee quote.

## MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk).

## ON THE MARKET

To see all our properties in the Yorkshire Dales first, register at [jrhopper.com](http://jrhopper.com) and [onthemarket.com](http://onthemarket.com)

## J. R. HOPPER & Co.

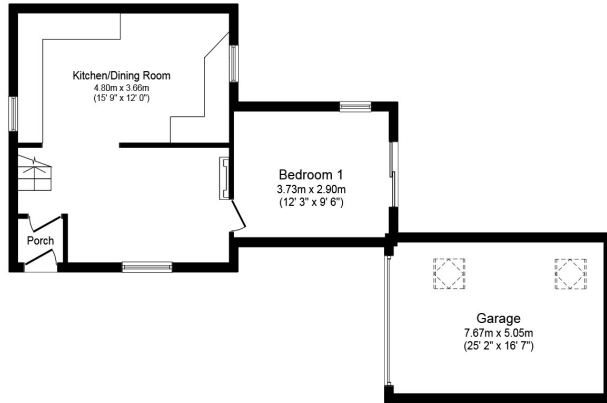
J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

## ENERGY PERFORMANCE CERTIFICATE

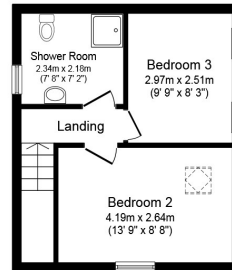
**Property:** Station House, Station Road, Kirkby Stephen, CA17 4SZ

**Energy Efficiency Rating Current TBC**

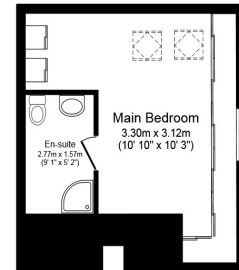
# Station House, Station Road, Kirkby Stephen, CA17 4SZ



**Ground Floor**

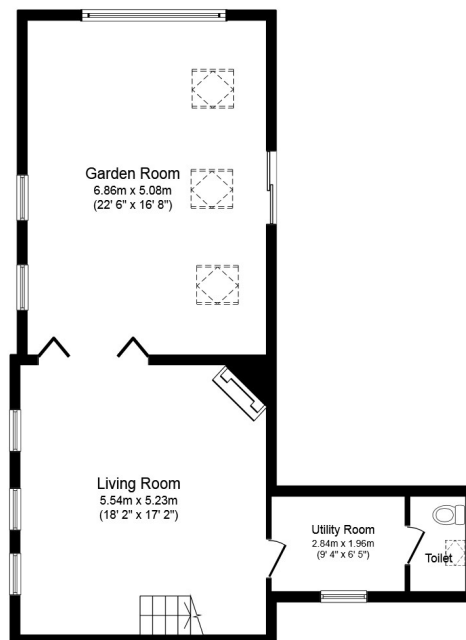


**First Floor**



**Second Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



**Lower Ground Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

# Station House, Station Road, Kirkby Stephen, CA17 4SZ



# Station House, Station Road, Kirkby Stephen, CA17 4SZ

