



Whitehouse Farm High Street, Kirkby Stephen, CA17 4SH

Guide Price £550,000

PEK

Whitehouse Farm High Street

Kirkby Stephen

**A Historic Farmhouse Reimagined for Modern Living
– 4 bed, 3 bath, 3 reception rooms.**

Believed to date back to the 1700s, this impressive former farmhouse offers a rare opportunity to acquire a substantial family home that perfectly balances period character with the demands of contemporary living. With its two distinct facades— an imposing traditional frontage and a more modest, almost bungalow-like rear aspect—this unique property is full of surprises, set across three floors and boasting **four bedrooms, three bathrooms a wealth of versatile living space and ample parking for several vehicles.**

The ground floor welcomes you through a tiled entrance hall, giving access to the principal bedroom with dressing room and a stunning vaulted ensuite featuring exposed beams, stonework, and a freestanding slipper bath positioned beneath a Velux window for tranquil evenings under the stars. Also on this level are a further bedroom (currently a home office), a stylish four-piece family bathroom, a well-equipped utility room with adjoining boiler room, and excellent storage.



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On the first floor, the heart of the home unfolds. A thoughtfully designed kitchen, complete with granite worktops, integrated appliances, and a Rangemaster range, flows seamlessly into the dining room—perfect for both family meals and entertaining. A spectacular living room spans the full depth of the property, with vaulted ceiling to one end, a wood-burning stove to the other, and French doors opening to the rear patio, creating an inviting retreat for every season.

The top floor is home to two further bedrooms, each with vaulted ceilings, original beams, some of which are uniquely shaped incorporating the original curvature of the beam, perhaps reflective of its previous use, and plenty of charm. Bedroom 3 offers a little more with additional space, ideal as a snug, with sloped ceiling and an opening through to a useful storage area. A well-appointed shower room completes the accommodation.



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Externally, the home continues to impress. A substantial garage with remote door offers practical space, while beneath it lies a versatile room with endless potential—as a gym, games room, or creative studio. There is ample parking on offer for several vehicles and is complemented by the landscaped front garden providing kerb appeal, while to the rear a generous patio and expansive lawned garden deliver privacy and outdoor enjoyment in abundance.

Lovingly renovated with exceptional attention to detail, the property retains its character through exposed stonework, beams, and architectural quirks, complemented by modern finishes including oak doors and bespoke French blinds.

This is a home of timeless character, contemporary comfort and efficiency along with luxury touches — flexible, stylish, and welcoming— a perfect setting for family life in all its forms.





Whitehouse Farm High Street

Kirkby Stephen

Kirkby Stephen is a popular and vibrant Upper Eden market town which caters well for everyday needs with a supermarket, general shops, bank, hotels and public houses, primary and secondary Schools and many sports clubs. The M6 at Tebay lies 12 miles to the south-west and Brough/A66 trans-Pennine route is 4 miles to the north. Carlisle, Penrith, Kendal, Lancaster and the north east are all within commuting distance, and the town also benefits from a station on the historic Settle to Carlisle railway line.

- **Impressive 4 bed family home**
- **Extremely versatile accommodation**
- **Believed to date back to the 1700's; Extensively renovated in 2021**
- **Excellent proportions throughout**
- **Ample parking for several vehicles**
- **Extensive gardens & delightful patio areas**
- **Superb garage with additional room beneath**
- **Abundance of character displayed throughout**
- **Tenure - Freehold**
- **Council Tax Band - E**
- **EPC Rating - C**



ACCOMMODATION

GROUND FLOOR

Front Entrance Hallway

Bedroom 1

11' 1" x 12' 3" (3.37m x 3.74m)

Bedroom 1 - Dressing Room

9' 7" x 11' 1" (2.91m x 3.39m)

Bedroom 1 - Ensuite

9' 7" x 10' 6" (2.93m x 3.21m)

Office / Bedroom 4

11' 2" x 12' 2" (3.40m x 3.70m)

Family Bathroom

13' 3" x 7' 7" (4.04m x 2.31m)

Utility Room

7' 10" x 7' 2" (2.39m x 2.19m)

Boiler Room

10' 1" x 4' 8" (3.08m x 1.42m)

FIRST FLOOR

Kitchen / Rear Entrance Area

18' 4" x 8' 9" (5.60m x 2.67m)

Living Room

10' 11" x 23' 6" (3.34m x 7.16m)

Dining Room

11' 2" x 12' 6" (3.40m x 3.80m)



ACCOMMODATION

SECOND FLOOR

Landing

Bedroom 2

11' 5" x 13' 0" (3.49m x 3.96m)

Shower Room

5' 7" x 6' 3" (1.70m x 1.90m)

Bedroom 3 (snug and storage area)

11' 3" x 22' 3" (3.44m x 6.78m)

EXTERNALLY

Large Garage

19' 7" x 18' 10" (5.96m x 5.73m)

Store Room / Gym / Games Room

19' 5" x 18' 8" (5.93m x 5.68m)

Parking - Garage & Driveway - Space for several vehicles.

Gardens - Front and rear gardens with lawn, flagged patio seating areas and pathways and low maintenance gravelled areas.



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

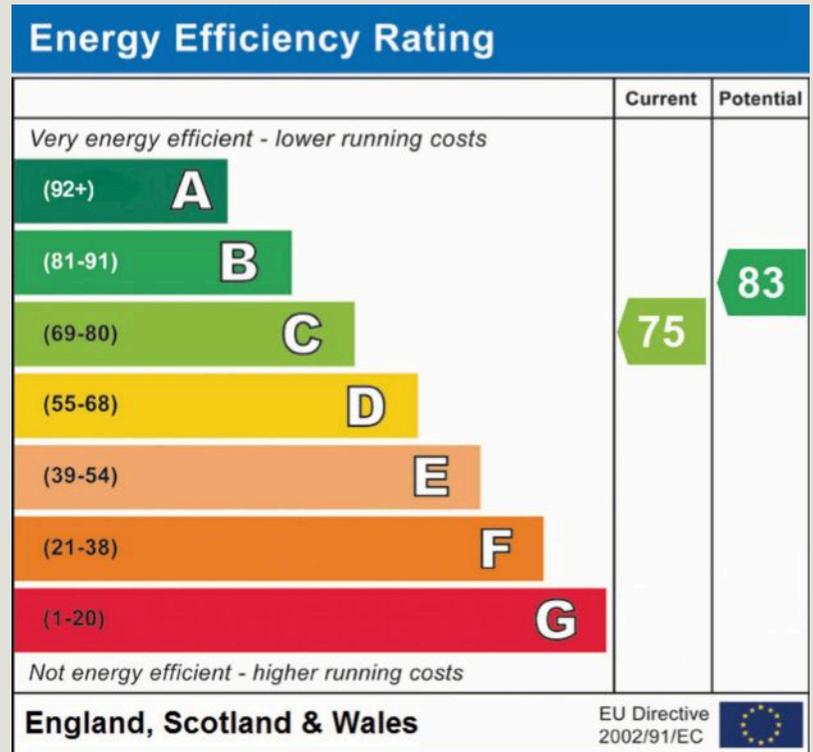
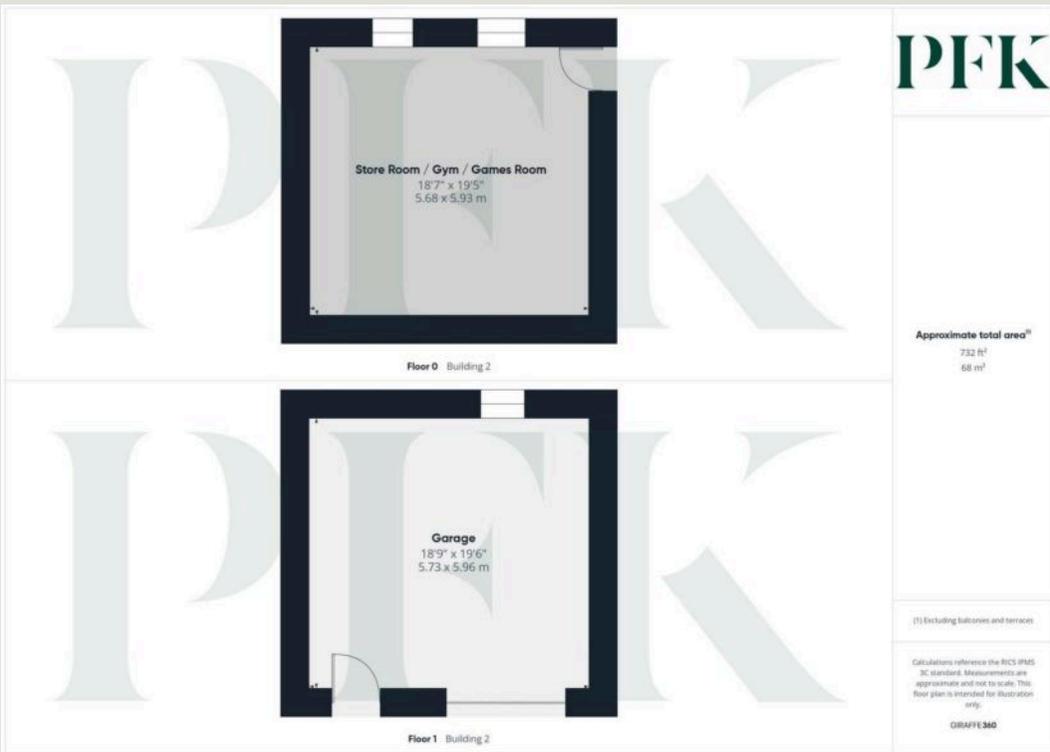
What3Words - Rear Parking Area -
///incorrect.proven.girder Front - ///jumps.polishing.thirsty
From Kirkby Stephen Town Centre proceed southwards and continue through the traffic lights and along High Street. Continue past the Spar shop on the right and the property is a short distance along on the left, just after the left turn for Manor Court.

Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.









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