



Kirkby Stephen

£240,000

The Friends Meeting House with Firbank Flat, 48 High Street, Kirkby Stephen, CA17 4SH

A versatile mixed-use property offering ground floor meeting space and a modern two bedroom flat above, together with garden space and parking, situated in the market town of Kirkby Stephen.

Quick Overview

Meeting House & First Floor Apartment
Flexible Layout
Potential for a Variety of Uses
Two Bedroom Accommodation
Garden & Off Road Parking
Close to Local Amenities
Ideal Investment Opportunity
No Onward Chain
Situated Within a Conservation Area
Superfast Broadband Available



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Superfast
Broadband*



Off Road
Parking

Property Reference: KL3677



Kitchen



Meeting Room



Reception Room



Firbank Flat and The Friends Meeting House

Located in the town of Kirkby Stephen, this property offers a combination of ground floor meeting space with modern first floor residential accommodation, together with garden space and parking. Both the ground floor and first floor have separate entrances.

Kirkby Stephen is a market town in the Upper Eden Valley, offering a range of local amenities including shops, cafés, public houses, schools, and medical facilities. The town is well placed for access to surrounding countryside and benefits from a railway station on the Settle–Carlisle line, as well as road links via the A685 and A66 to Kendal, Penrith, and the wider area.

The ground floor is currently arranged as a meeting house and comprises a meeting room and separate reception room, kitchen, and two W.C.s, along with an accessible toilet. These rooms provide practical, usable space and may suit a range of uses, subject to any necessary consents, and offer scope for reconfiguration or improvement if required.

With it's own access, a staircase leads to the first floor apartment, which provides modern, well appointed accommodation. The flat includes a living room, kitchen, and two bedrooms, one double and one single, making it suitable for owner occupation or an ideal investment.

Externally, there is a garden to the front and a paved yard to the rear with flower bed, shrubs and a lean-to shed.

Overall, this is a versatile property offering a mix of ready-to-use living accommodation and flexible ground floor space, with potential to suit a variety of requirements.

Accommodation with approximate dimensions:

Meeting House - Ground Floor

Reception Room 13' 7" x 12' 8" (4.14m x 3.86m)

Meeting Room 26' 3" x 19' 7" (8m x 5.97m)

Kitchen 10' 7" x 7' 10" (3.23m x 2.39m)

First Floor- Firbank Flat

Living Room 19' 2" x 16' 9" (5.84m x 5.11m)

Kitchen 12' 8" x 8' 1" (3.86m x 2.46m)

Bedroom One 11' 6" x 19' 9" (3.51m x 6.02m)

Bedroom Two 10' 5" x 12' 3" (3.18m x 3.73m)

Property Information

Parking Off road parking.

Tenure

Freehold (Vacant possession upon completion).

Services

Mains gas, water, drainage and electricity.

Right of Way

Please note, there is a right of way permitting vehicle and pedestrian access over the yard for two neighbours.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Kitchen



Living Room



Bedroom One



Bathroom



Floor 0

Approximate total area^m
178.4 m²
1920 ft²



Floor 1

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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