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"For Sales In The Dales"
01969 622936

Ghyllcrest, Kirkby Stephen



- Beautiful Detached Home Built in 2013 to a High Standard
- 4 Double Bedrooms
- Bathroom & En-suite Shower Room
- Entrance Hall
- Large Living Room with Stove
- Dining Room
- Quality Modern Kitchen & Utility Room
- Downstairs Shower Room
- Garden Room/Snug with Stove
- Double Glazing
- Electric Central Heating
- Double Garage
- Good Gardens

Offers Over £450,000



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Ghyllcrest, Kirkby Stephen

DESCRIPTION

Ghyllcrest is a beautifully presented detached home just outside the town of Kirkby Stephen in Cumbria.

Kirkby Stephen is an active town just beyond the northern periphery of the Yorkshire Dales National Park. The town is just ten miles from junction 38 of the M6 motorway and is well placed for Kendal, Penrith, Appleby and the Lake District. The scenic Settle to Carlisle Railway is on the doorstep and the Coast to Coast footpath runs through. Kirkby Stephen has highly regarded primary and grammar schools as well as a good range of shops, restaurants & pubs, church & chapel and doctor's surgery. There is still a weekly outdoor market and an agricultural auction mart.

The house was built in 2013 by a reputable firm of local builders and offers a spacious family home of exceptional quality. The ground floor flows from room to room, providing a sociable, modern home. The large light entrance hall, with full height windows, leads through to the living room with multi fuel stove and French doors out to the garden. This room is open to the dining room which is linked to the fabulous kitchen by glazed doors. The kitchen has modern cream fronted units with granite work tops and a lovely central island unit with integrated appliances. Off the kitchen to the side, is a great garden room or snug sitting room with a stove and doors out to the terrace. There is also a utility room from the back door and a downstairs shower room.

Upstairs, off the galleried landing there are potentially four double bedrooms, a house bathroom and an en-suite shower room off the master bedroom. The master bedroom is currently open to the 4th bedroom as a dressing room/sitting room area, but the owner would reinstate the dividing wall if required.

Outside, there is a drive from the lane with lawn & borders to the front. To the rear is a newly built double garage, further lawn and a rear garden with patio and lawn and a stone built coal bunker.

Ghyllcrest is a gorgeous family home in a lovely location and viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL 15' 6" x 13' 5" (4.72m x 4.09m) Lovely light, large entrance hall. Fitted carpet. High ceiling. Electric wall heaters. Large windows with door to garden.

LIVING ROOM 25' 5" x 14' 4" (7.75m x 4.37m) Large living room. Fitted carpet. Ceiling down lighters. Beautiful fireplace with wood surround and multi fuel stove. TV point. Window to front. Full height window with doors to garden.

DINING ROOM 14' 0" x 13' 4" (4.27m x 4.06m) Open to living room. Fitted carpet. Electric wall heater. Ceiling down lighters. TV point. French doors to garden.

KITCHEN 16' 8" x 14' 8" (5.08m x 4.47m) Modern sociable room. Vinyl flooring. Ceiling down lighters. Good range of cream units with granite worktops. Central island with sink. Integrated dishwasher, fridge freezer and cooker, hob and extractor fan. Side unit. Window to front.

Ghyllcrest, Kirkby Stephen

GARDEN ROOM 14' 9" x 12' 9" (4.5m x 3.89m) Open to kitchen. Full height ceiling with trusses. Fitted carpet. Feature fireplace with multi fuel stove. Full length windows to front and back and door to garden.

UTILITY ROOM Vinyl flooring. Coat hooks. Range of units with stainless steel sink. Plumbing for washing machine. Cupboard with hot water tank. Window to rear.

WC/ SHOWER ROOM Vinyl flooring. WC. Shower cubicle. Wash hand basin. Window to rear.

FIRST FLOOR

BEDROOM 1 14' 0" x 13' 6" (4.27m x 4.11m) Master bedroom with ensuite. Fitted carpet. Ceiling down lighters. Electric heater. Telephone point. TV point. Window to side. Window to rear with lovely views towards countryside.

EN-SUITE Black laminate wood effect flooring. Ceiling down lighters. WC. Wash hand basin. Large shower cubicle. Velux window.

BEDROOM 2 14' 7" x 10' 5" (4.44m x 3.18m) Large front double bedroom currently open to Bedroom 1 as a dressing room/sitting room. Fitted carpet. Electric radiator. Ceiling down lighters. TV point. Window to front with views toward hills.

LANDING Lovely, light galleried landing. Fitted carpet. Ceiling down lighters.

BATHROOM 11' 6" x 8' 5" (3.51m x 2.57m) Beautiful modern bathroom. Black laminate wood effect flooring. Ceiling down lighters. Heated towel rail. Fully tiled walls. Modern white suite with free standing bath, WC, large shower cubicle. Wash basin in vanity unit. Velux window.

BEDROOM 3 13' 6" x 13' 4" (4.11m x 4.06m) Large rear double bedroom. Fitted carpet. Ceiling down lighters. Loft hatch. Electric wall heater. TV point. Window to rear.

BEDROOM 4 14' 6" x 10' 5" (4.42m x 3.18m) Front double bedroom. Fitted carpet. Ceiling down lighters. Electric wall heater. Window with views towards hills.

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OUTSIDE

GARAGE

Newly built garage/workshop. Concrete floor. Side door. Doors to front.

GARDENS

To the front of the property is a drive from the road leading round to the back of the house & garage, with ample parking.

The front garden is laid to lawn with flower borders. There is a flagged patio area leading to the front door.

To the side and rear are garden areas ready for landscaping with patio, lawns & flower beds. There is a large stone built coal bunker.

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GENERAL

Photographs & Virtual Tours	Items in these photographs and tours may not be included in the sale.
Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Eden District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	. Band should be confirmed by the Purchaser prior to purchase.
Tenure	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

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J. R. HOPPER & Co.

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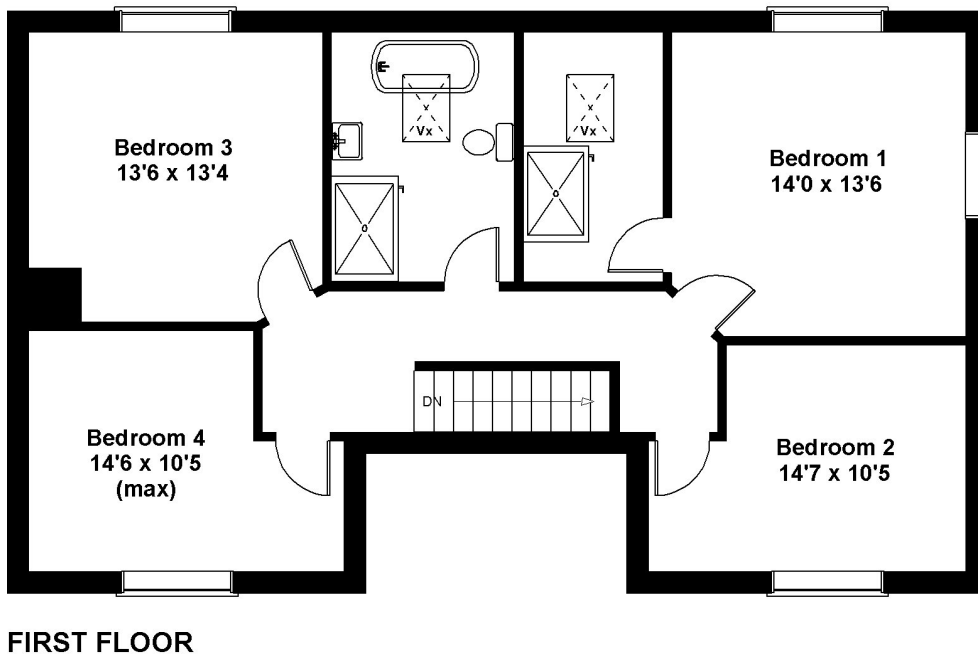
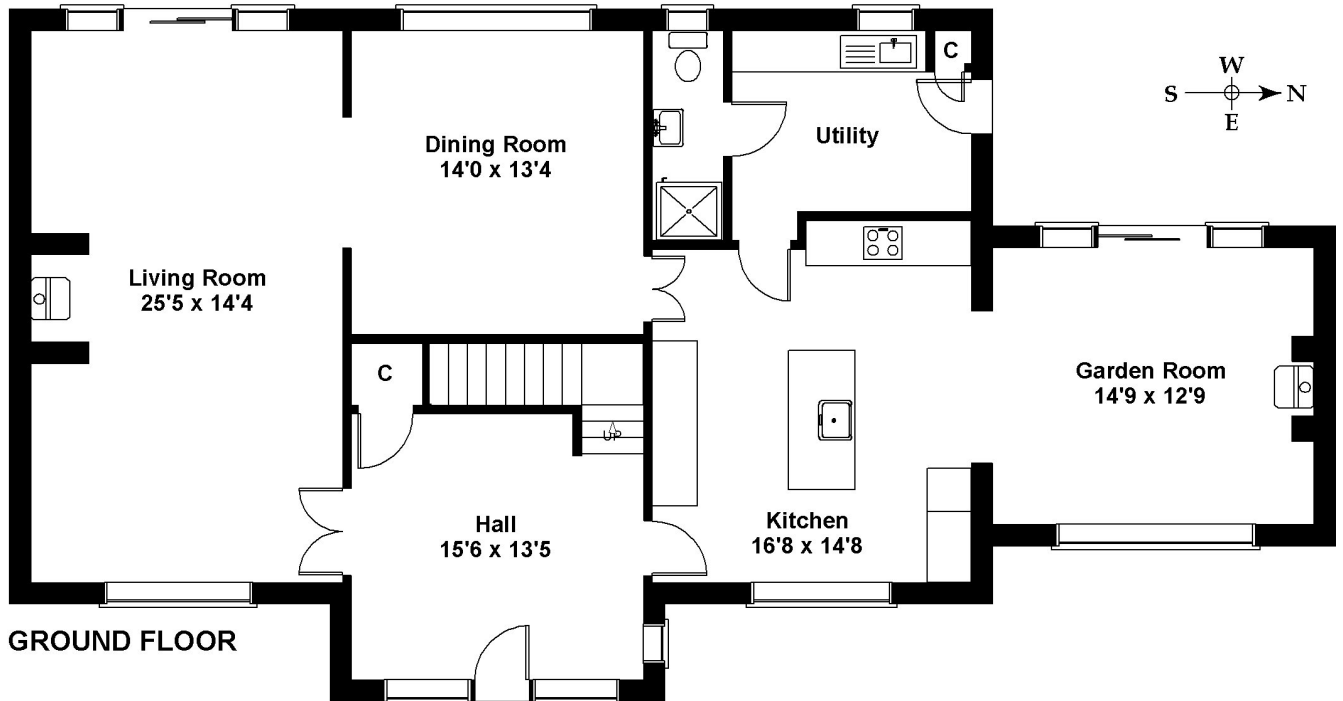
ENERGY PERFORMANCE CERTIFICATE

Property: Ghyllcrest, Appleby Road, Kirkby Stephen, Cumbria, CA17 4PD

Energy Efficiency Rating Current 73 Environmental Impact Rating Current 76

Ghyllcrest, Kirkby Stephen

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

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