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leyburn@jrhopper.com

*"For Sales In The Dales"*  
01969 622936

## Nelson House Barn, Kaber



- For Sale By The Modern Method of Auction:
- Starting Bid Price £140,000 plus Reservation Fee
- Characterful Grade II Listed Barn For Conversion
- Popular Village Location
- 3 Double Bedrooms
- Bathroom
- Large Open Plan Living Kitchen
- Utility & WC
- Private Garden
- Ample Parking
- Option To Purchase Dutch Barn & More Garden
- Excellent Self Build Project
- T & C's Apply. Subject To An Undisclosed Reserve Price.

### Starting Bid £140,000



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Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



# Nelson House Barn, Kaber

## DESCRIPTION

Nelson House Barn is a Grade II listed barn which offers a fantastic opportunity to create a beautiful home in the idyllic village of Kaber.

Kaber is a popular village located just 2 miles from the pub village of Winton and 4 miles from the market town of Kirkby Stephen and Brough just off the A66. It lies within easy commuting distance of the M6, A1, The Yorkshire Dales, The Lake District, National Parks and the North Pennines area of Outstanding Natural Beauty. Kirkby Stephen is the closest town which provides a good range of everyday needs including shops, a bank, hotels, public houses, coffee shops, primary and secondary schools and a health clinic.

Planning permission has been granted to convert the existing barn into an upside down, open plan family home with three bedrooms, using existing materials.

Externally the property offers a private, low maintenance garden to the rear and ample parking to the front. There is the option to purchase a detached Dutch barn and more garden if required.

Viewing is strictly by appointment only and is highly recommended for those seeking a project to create their perfect home.

The property already benefits from mains water, electricity and drainage.

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<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
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<b>Tenure</b>	Freehold

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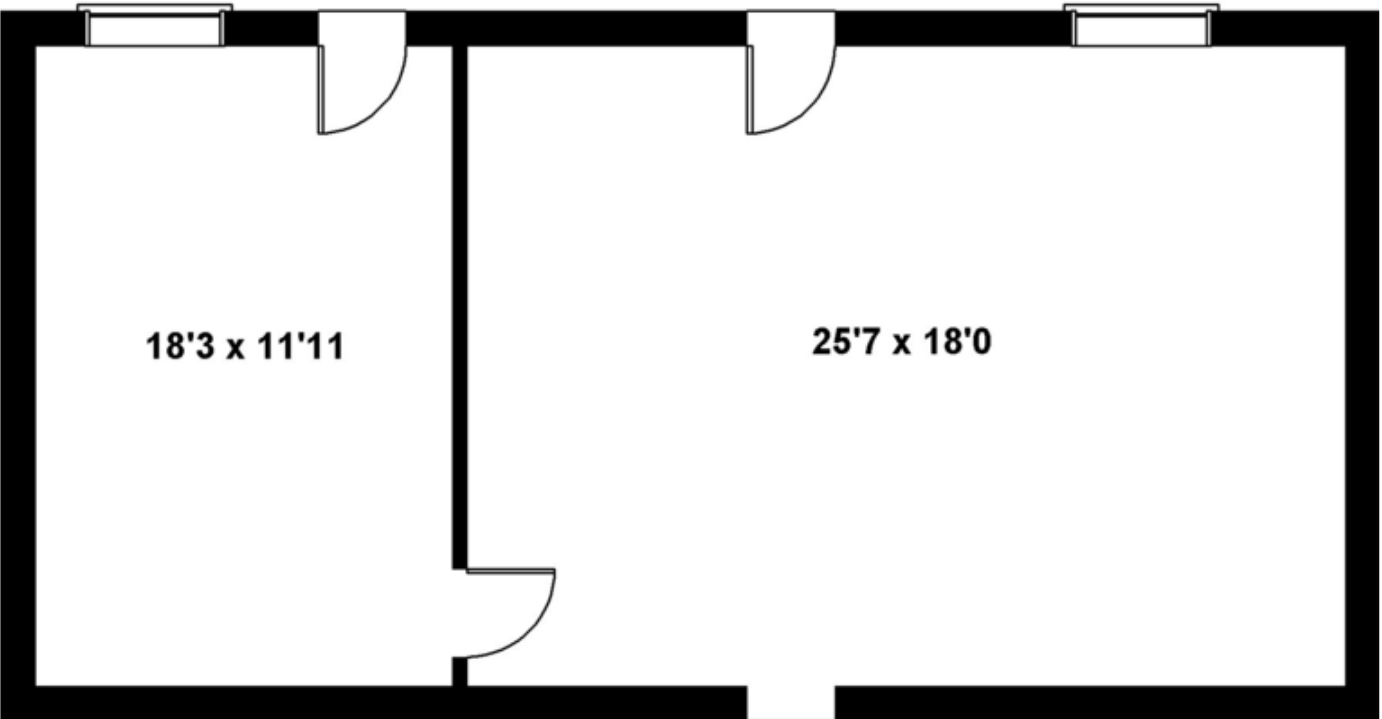
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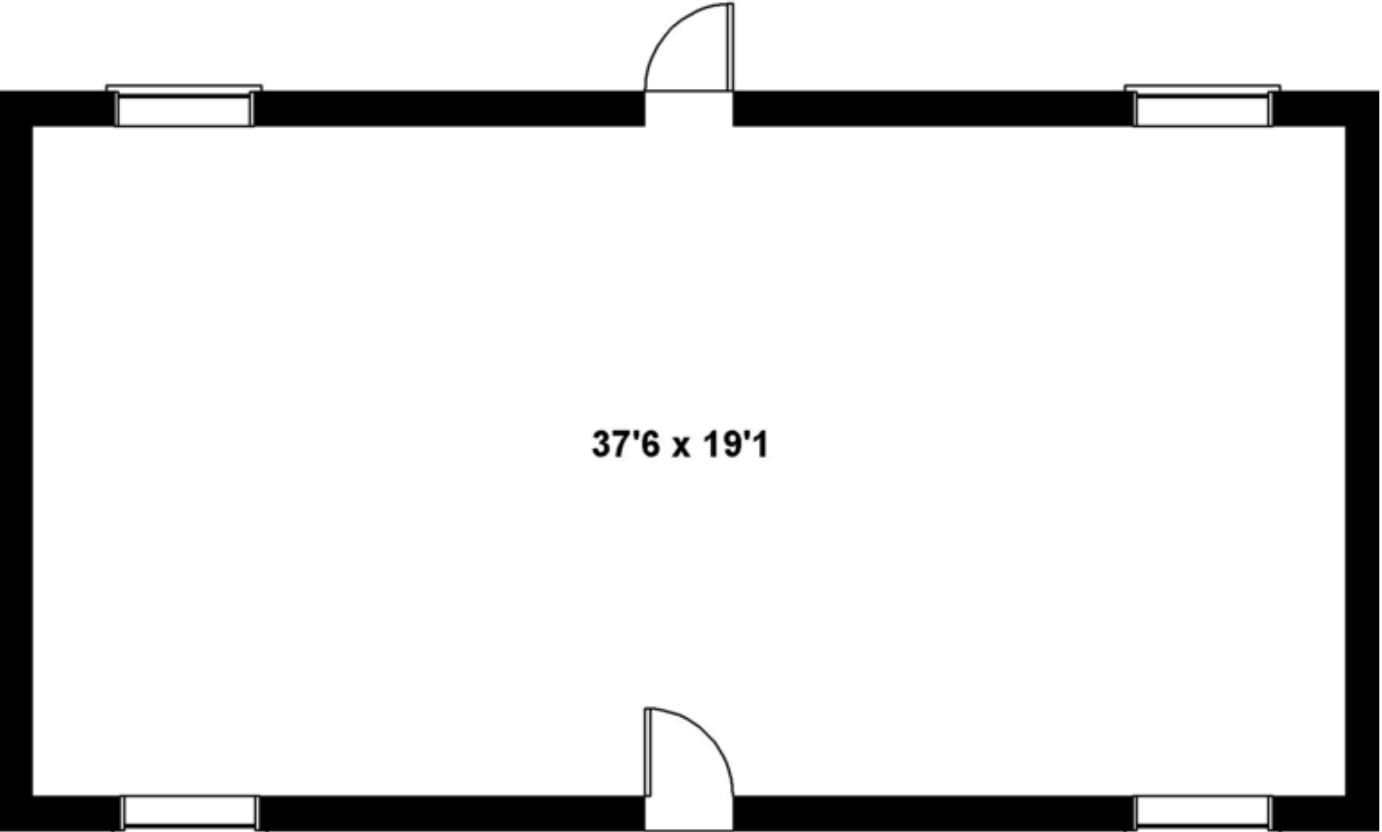
**Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC**

**Nelson House Barn, Kaber**

**Nelson House Barn**



**GROUND FLOOR**



**FIRST FLOOR**



# Nelson House Barn, Kaber

Nelson House Barn, Kaber

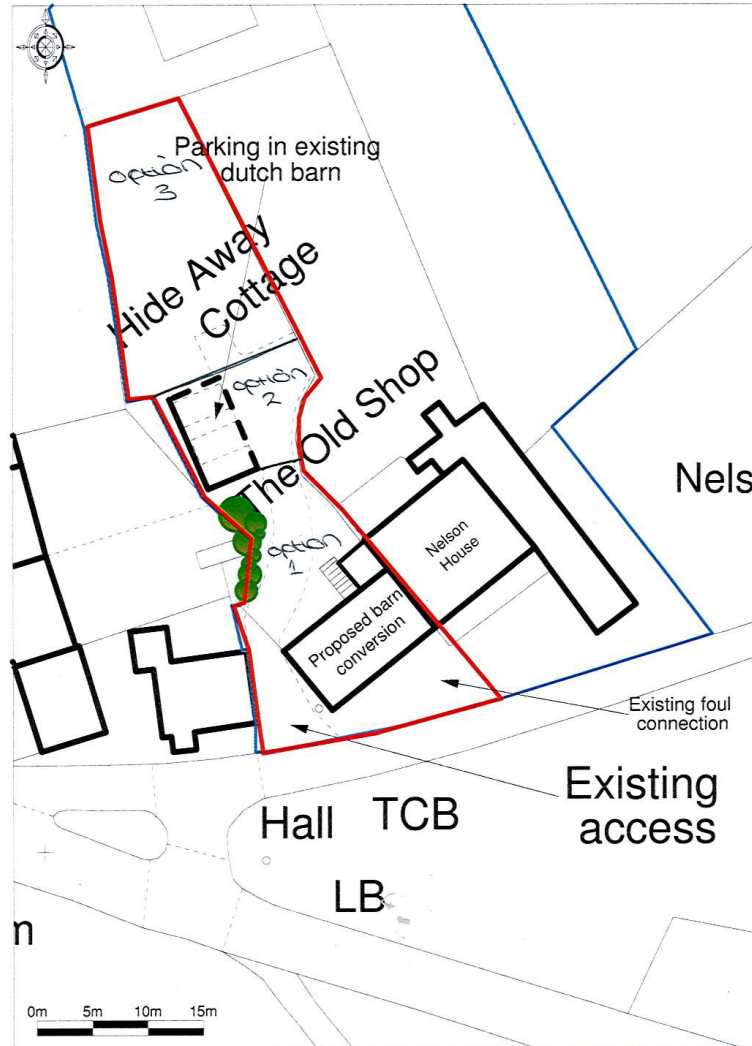


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Location Plan

# Nelson House Barn, Kaber

Nelson House Barn, Kaber



**Promap**

Site layout plan

# Nelson House Barn, Kaber





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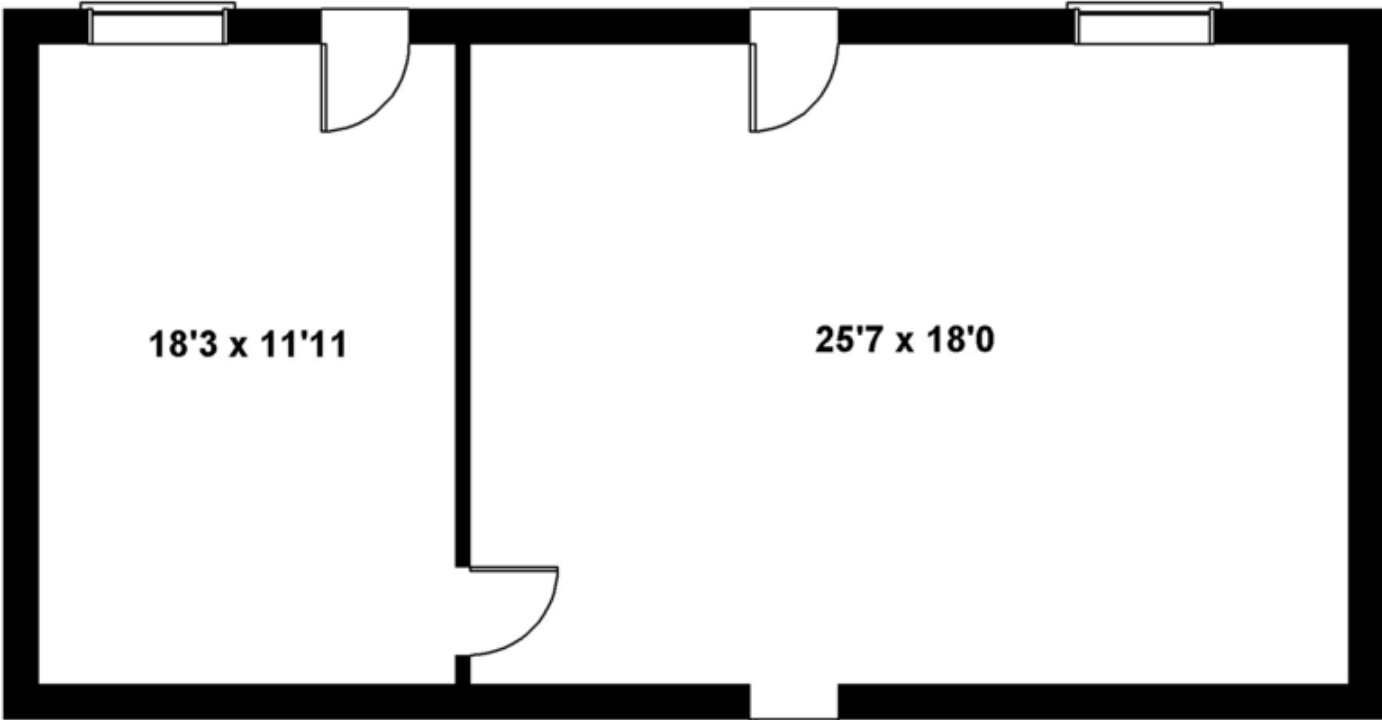
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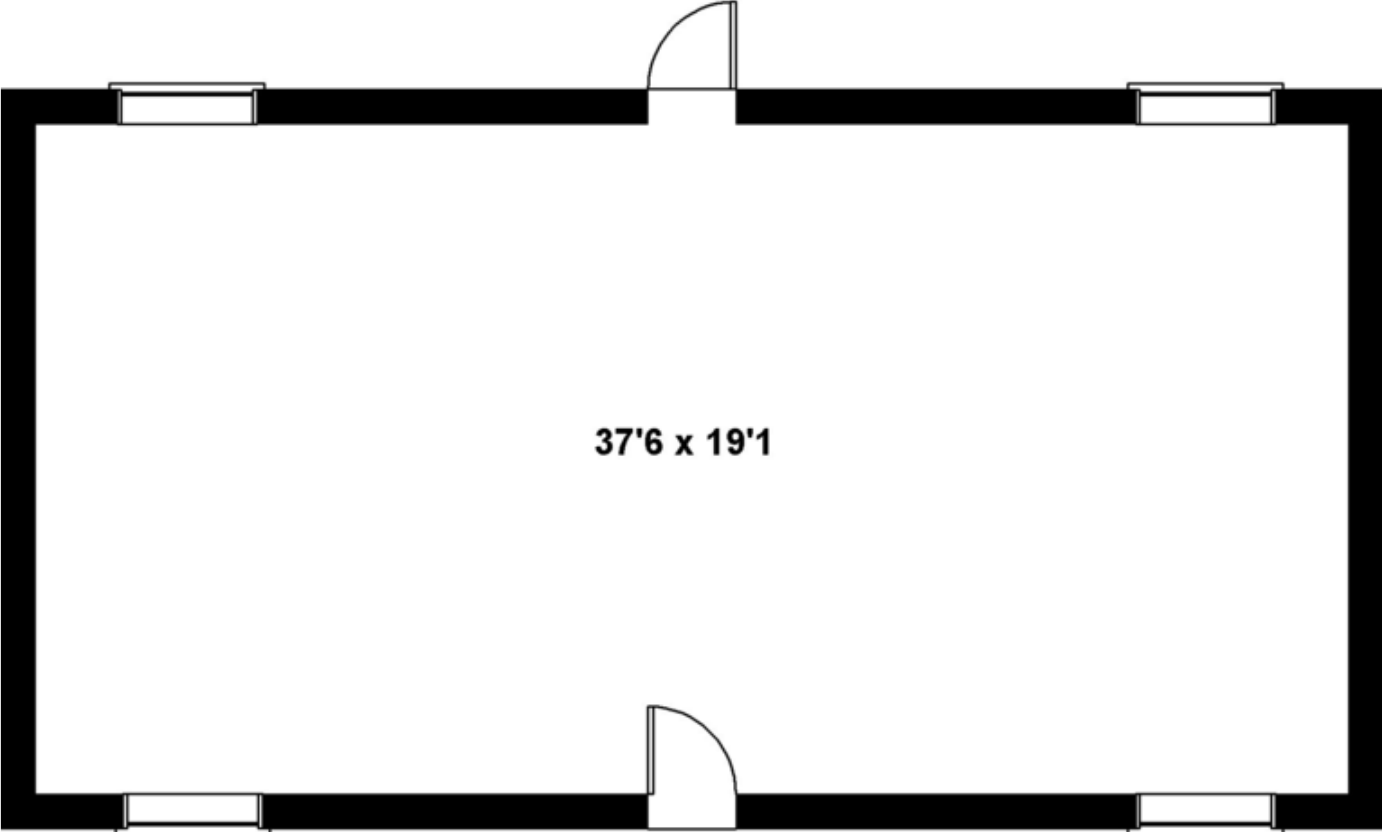
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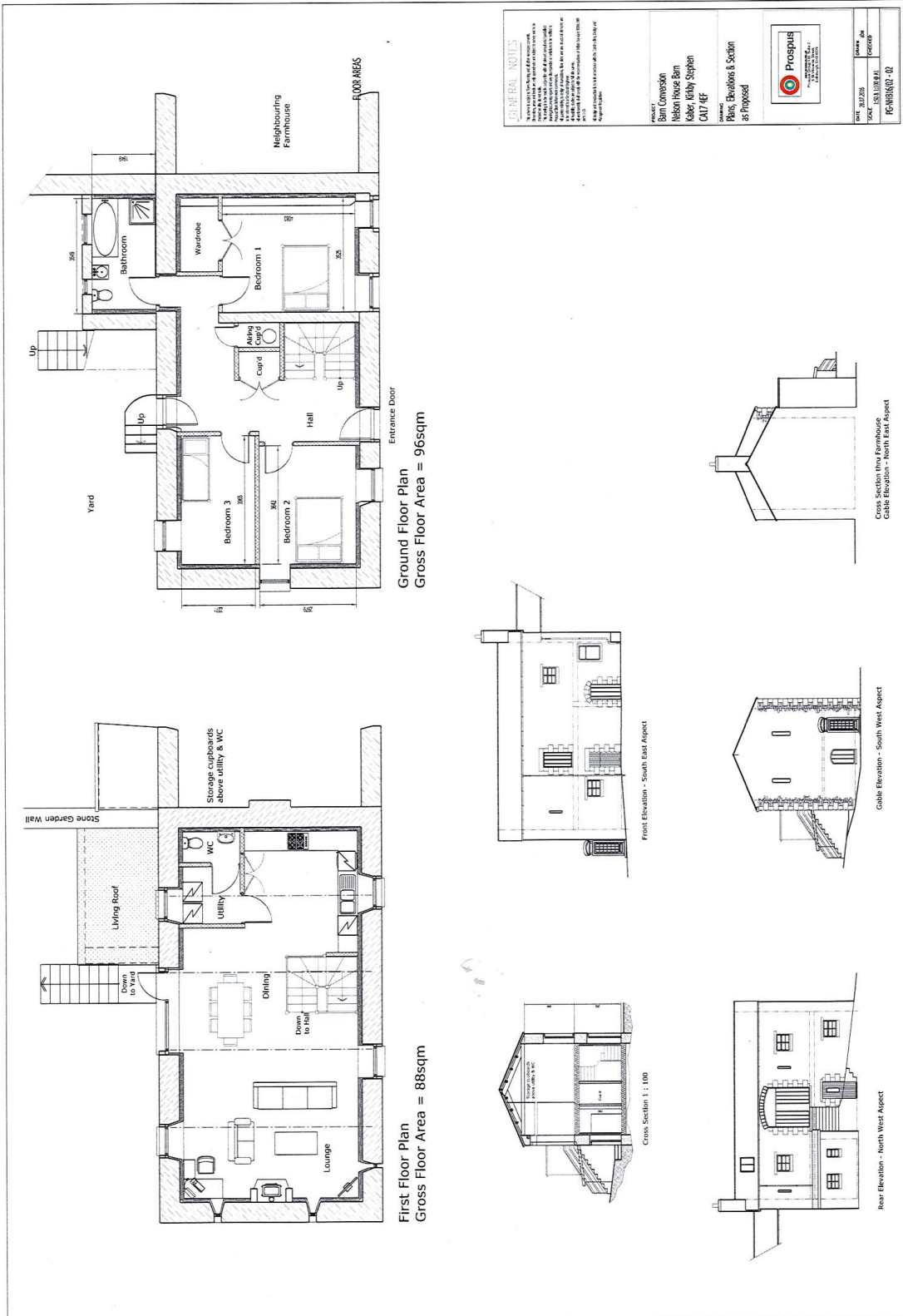


**GROUND FLOOR**



**FIRST FLOOR**

# Nelson House Barn, Kaber



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Nelson House Barn, Kaber

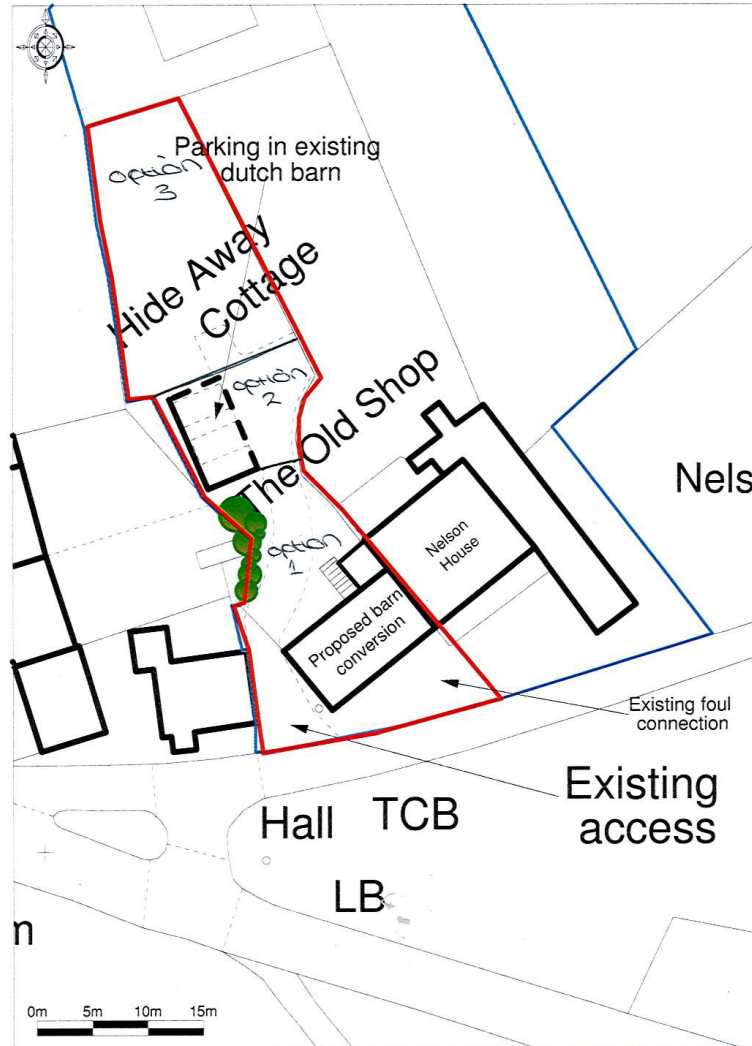


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Location Plan

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Site layout plan

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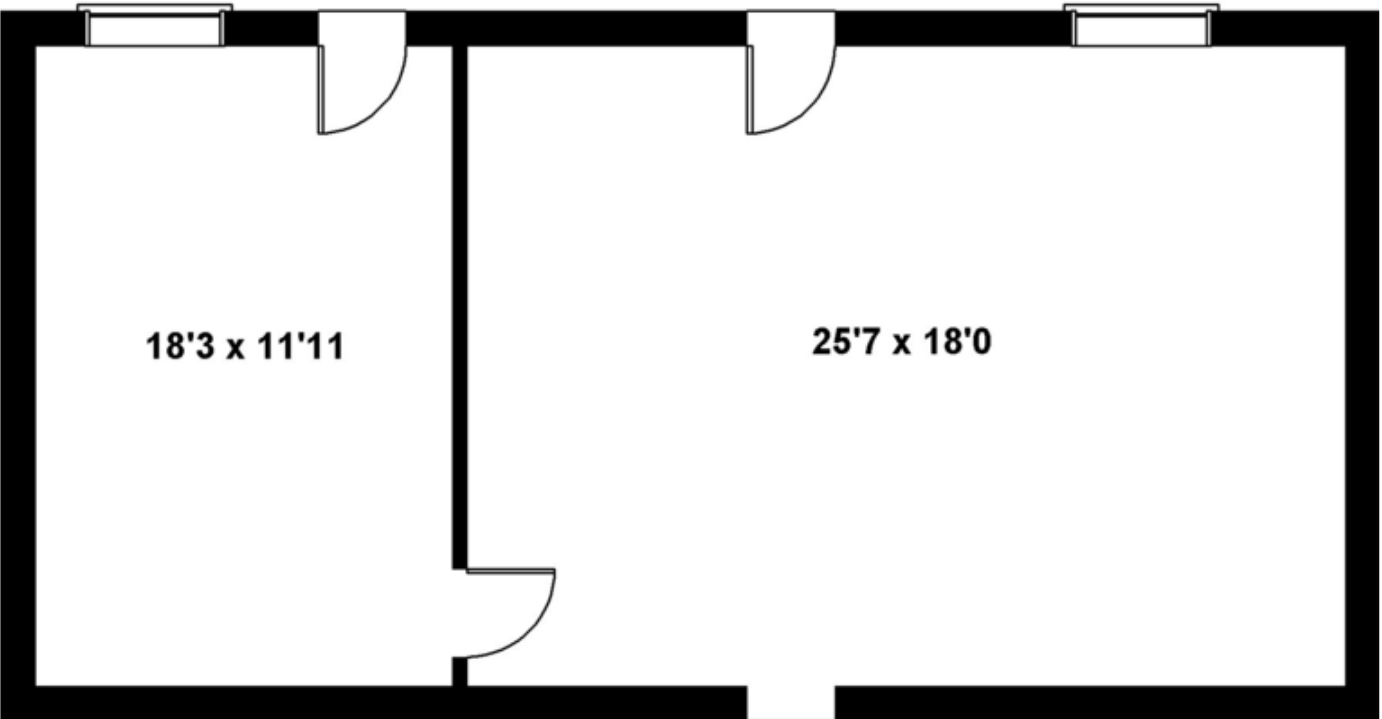
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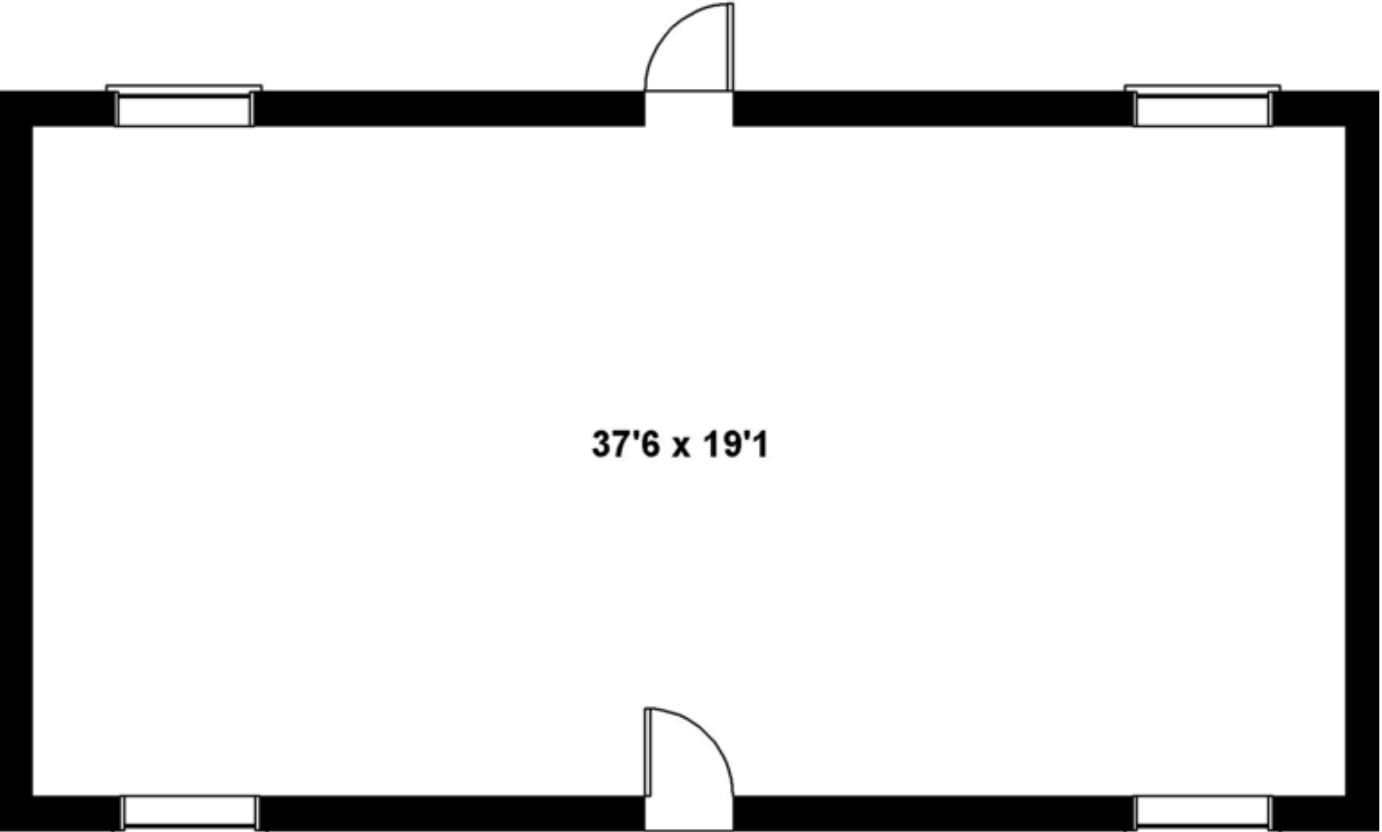
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**Nelson House Barn, Kaber**

**Nelson House Barn**



**GROUND FLOOR**



**FIRST FLOOR**



# Nelson House Barn, Kaber

Nelson House Barn, Kaber

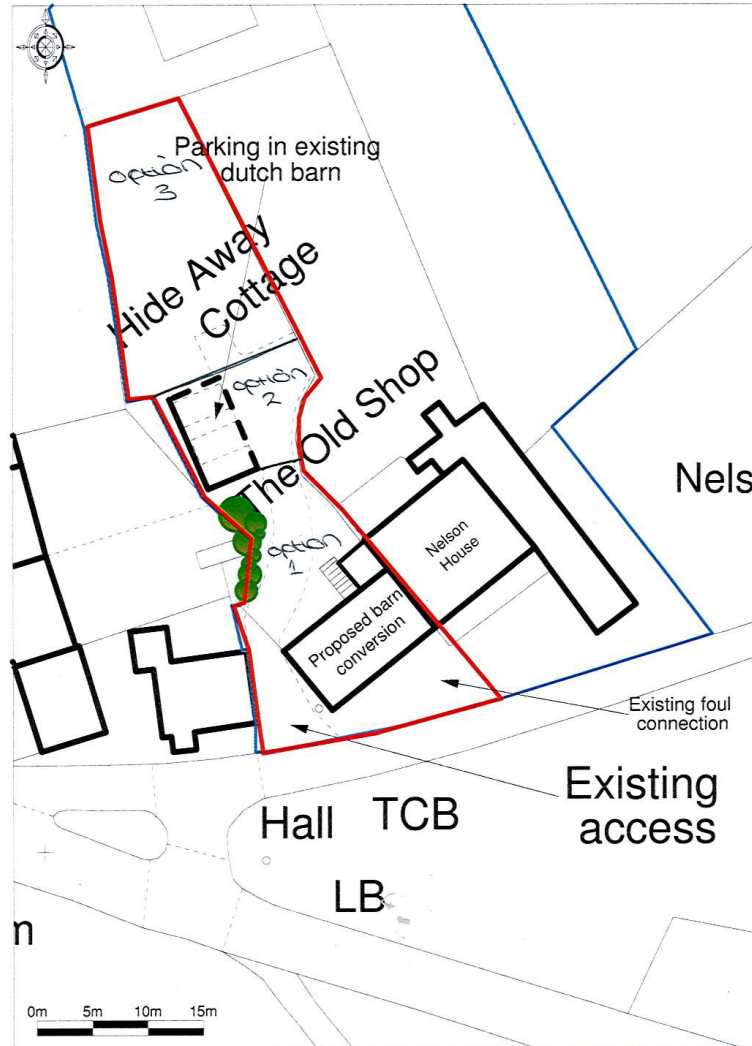


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Location Plan

# Nelson House Barn, Kaber

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Site layout plan

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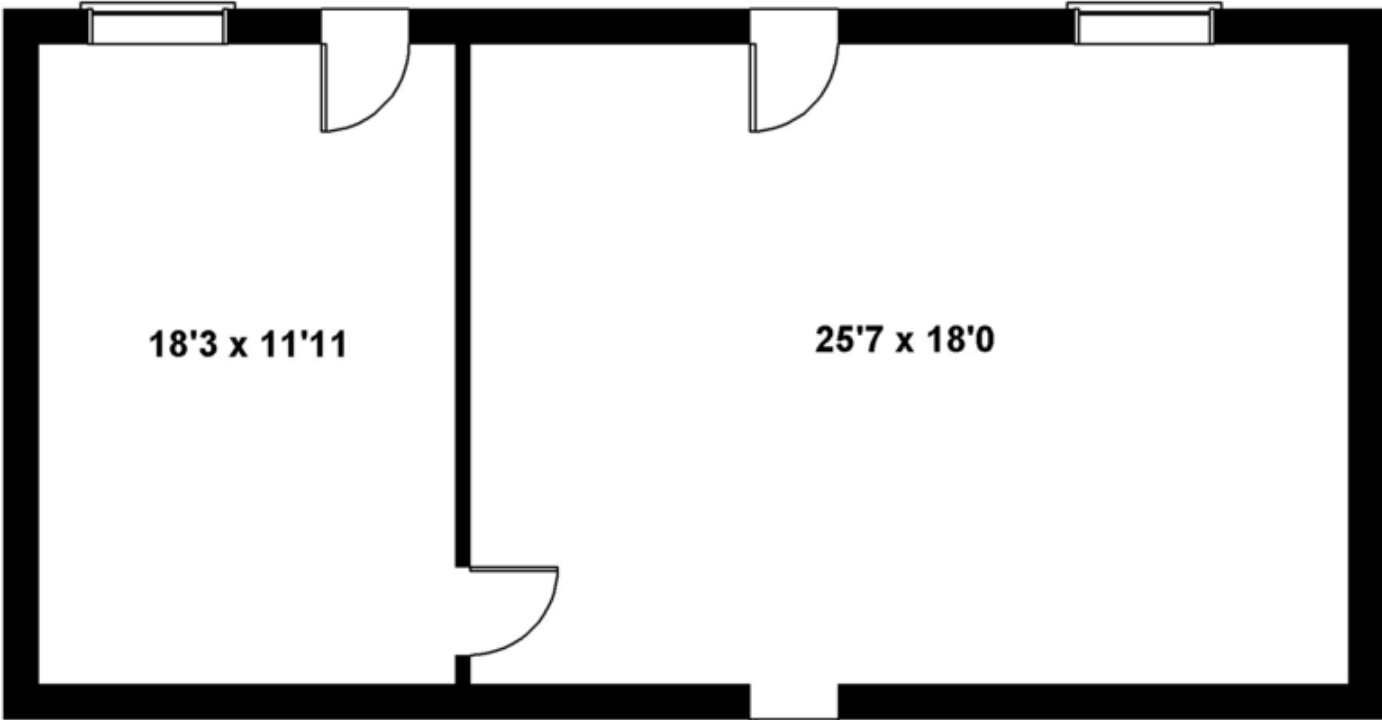
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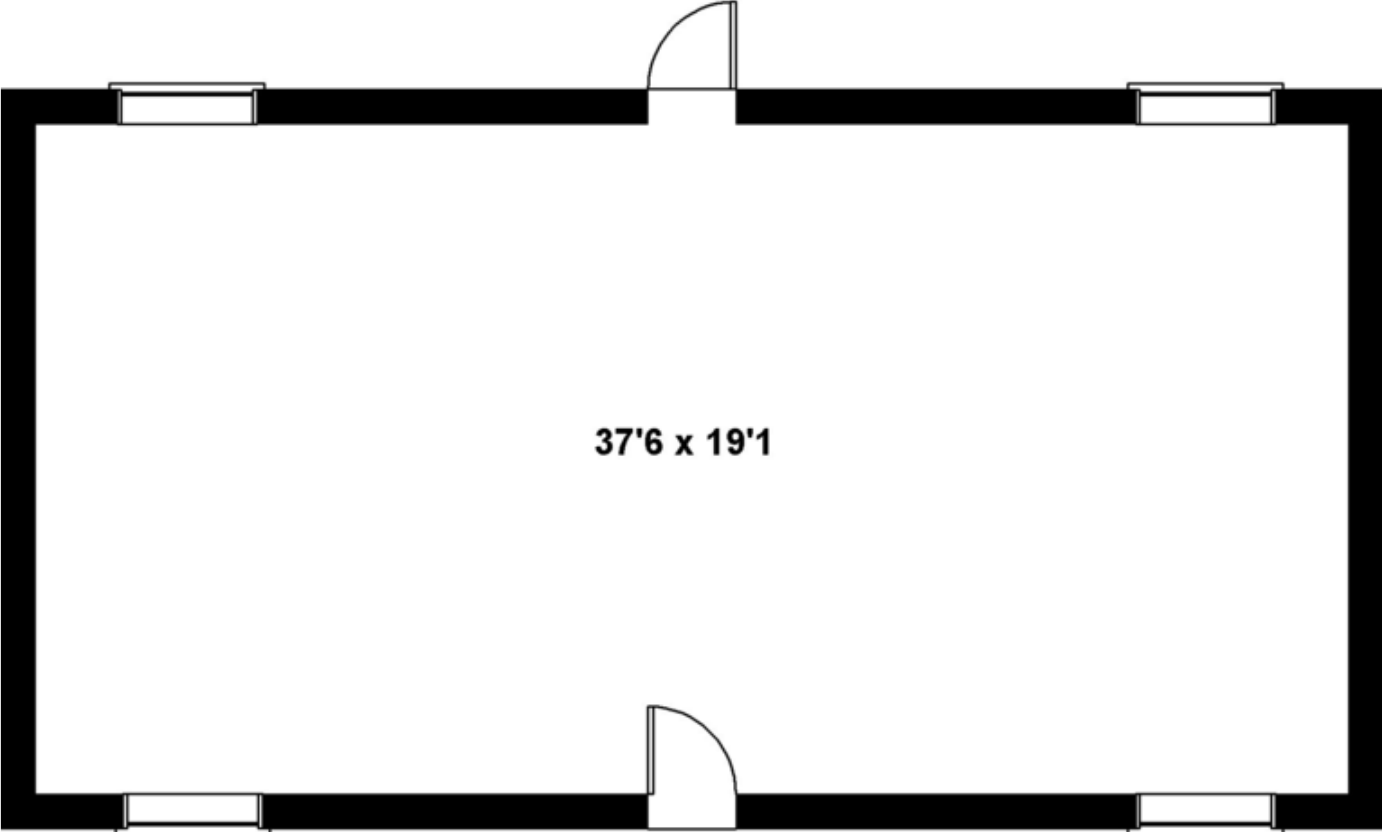
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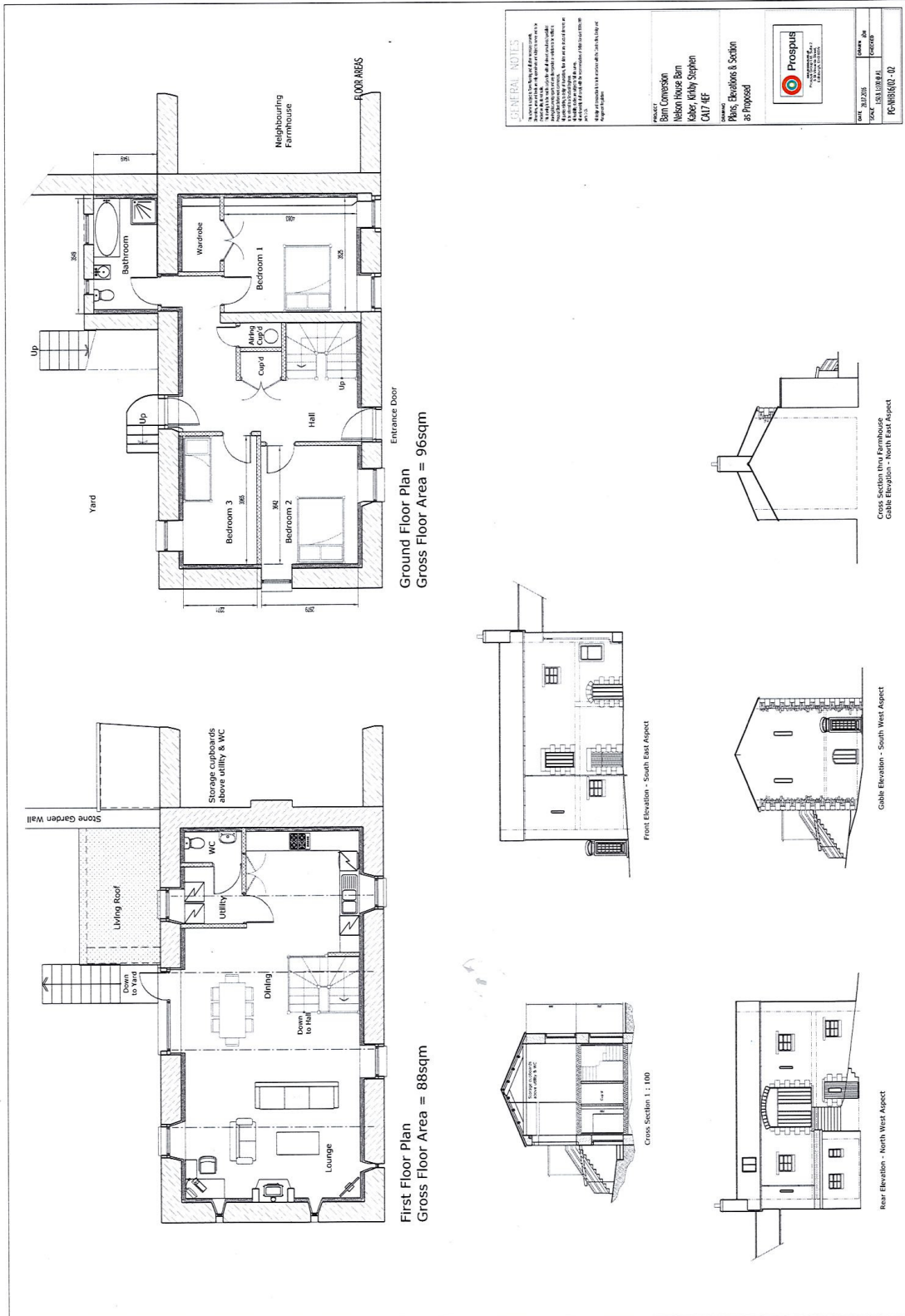


**GROUND FLOOR**



**FIRST FLOOR**

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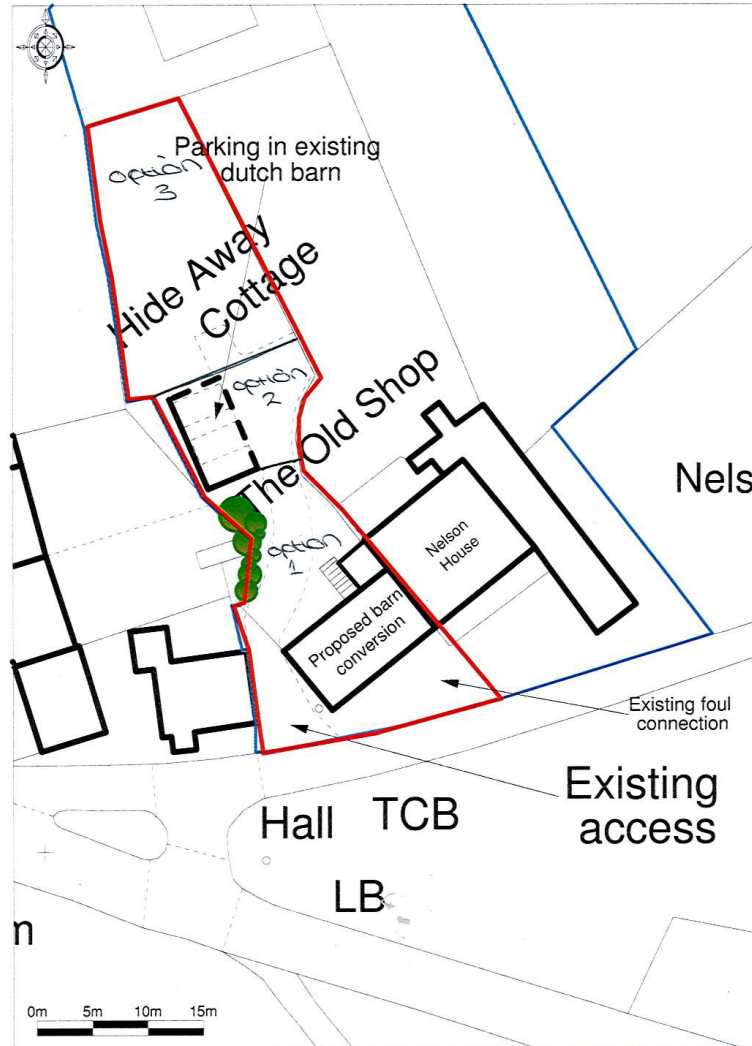


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---

# Nelson House Barn, Kaber

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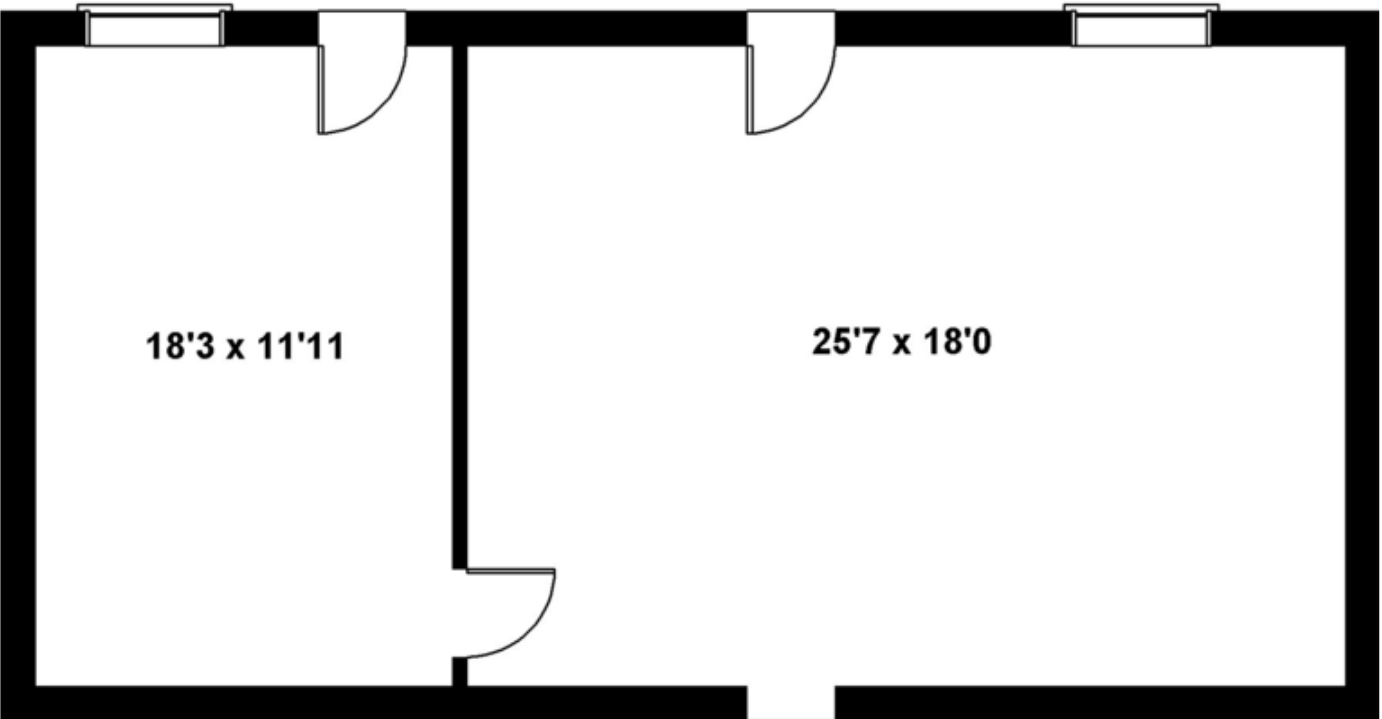
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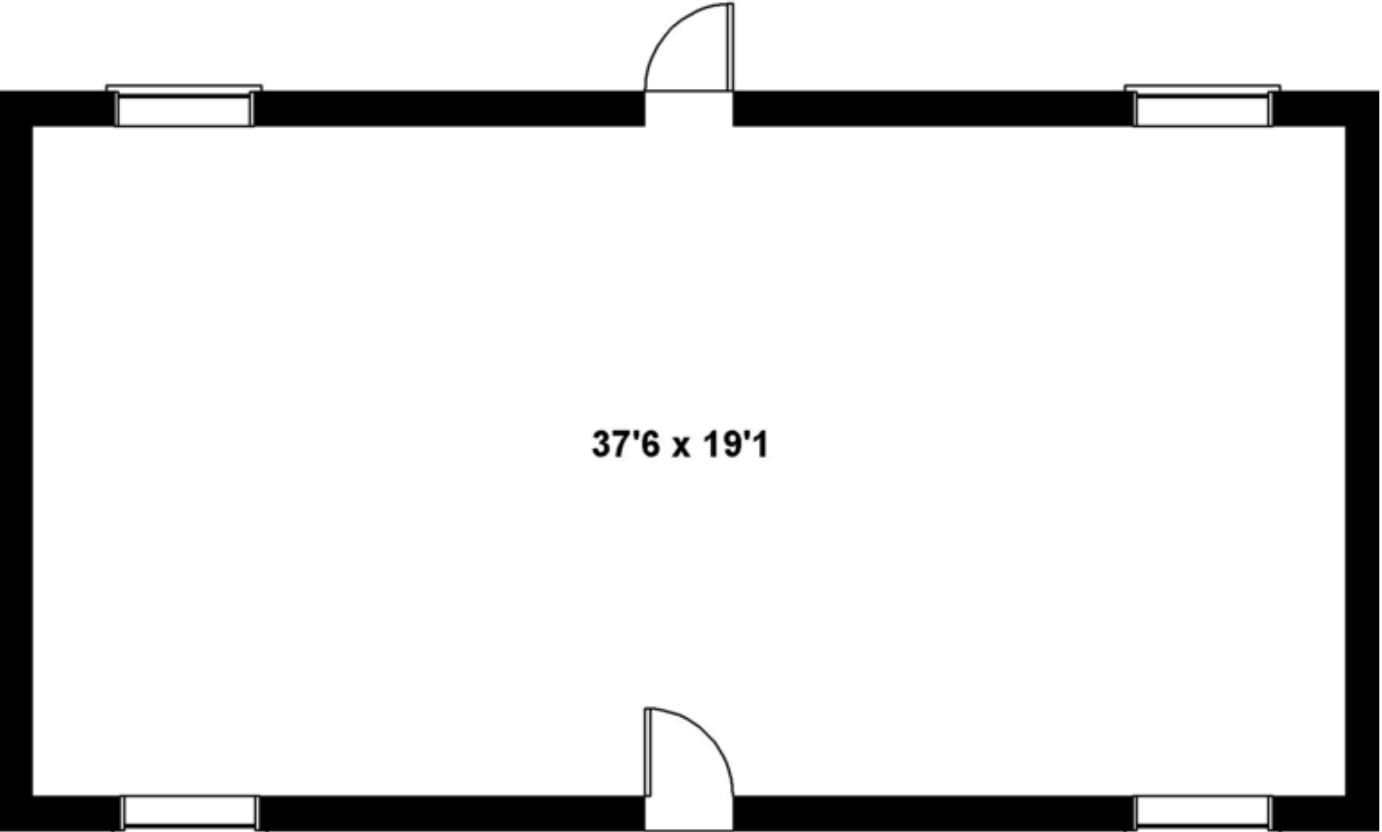
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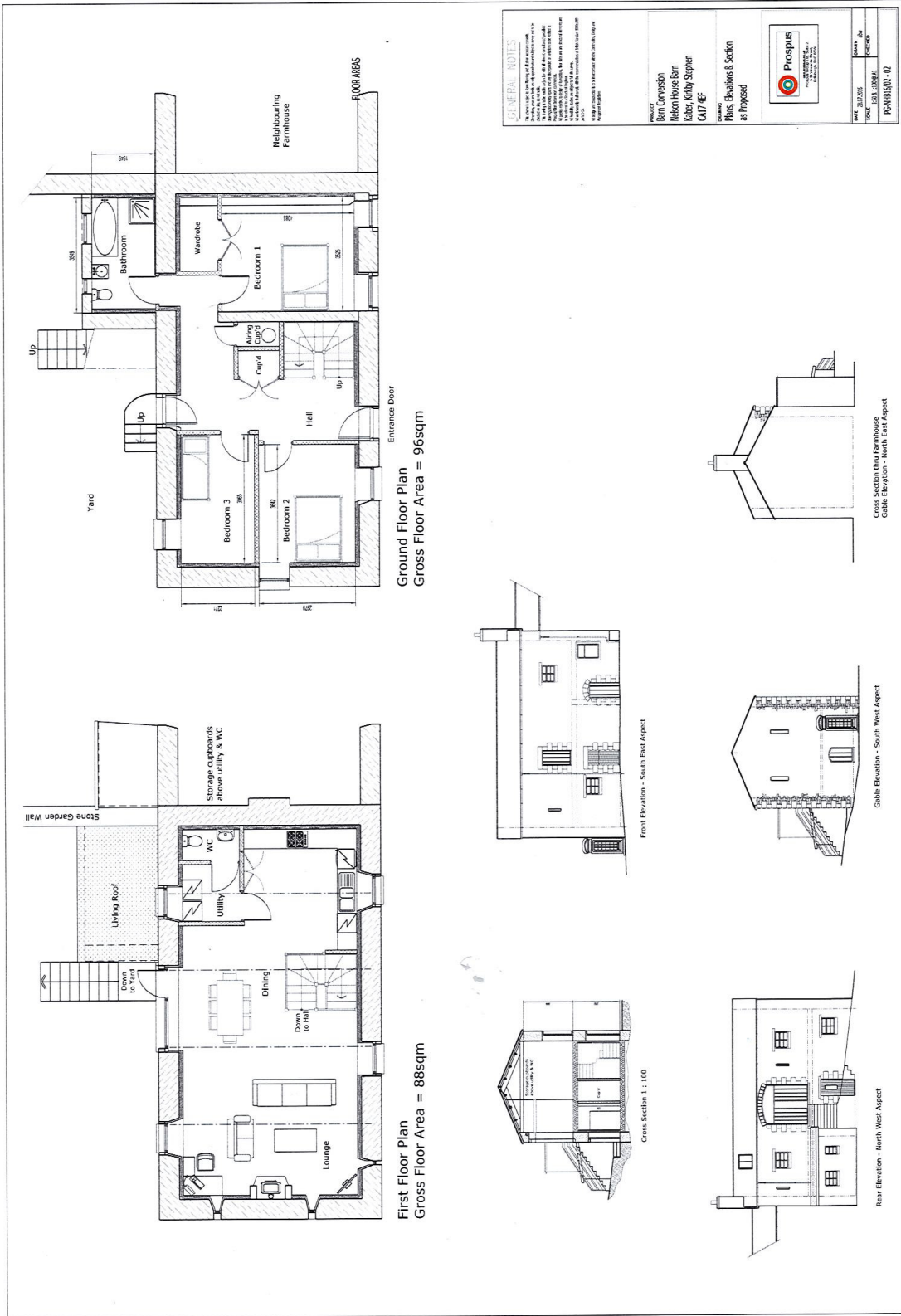


**GROUND FLOOR**



**FIRST FLOOR**

# Nelson House Barn, Kaber



# Nelson House Barn, Kaber

Nelson House Barn, Kaber

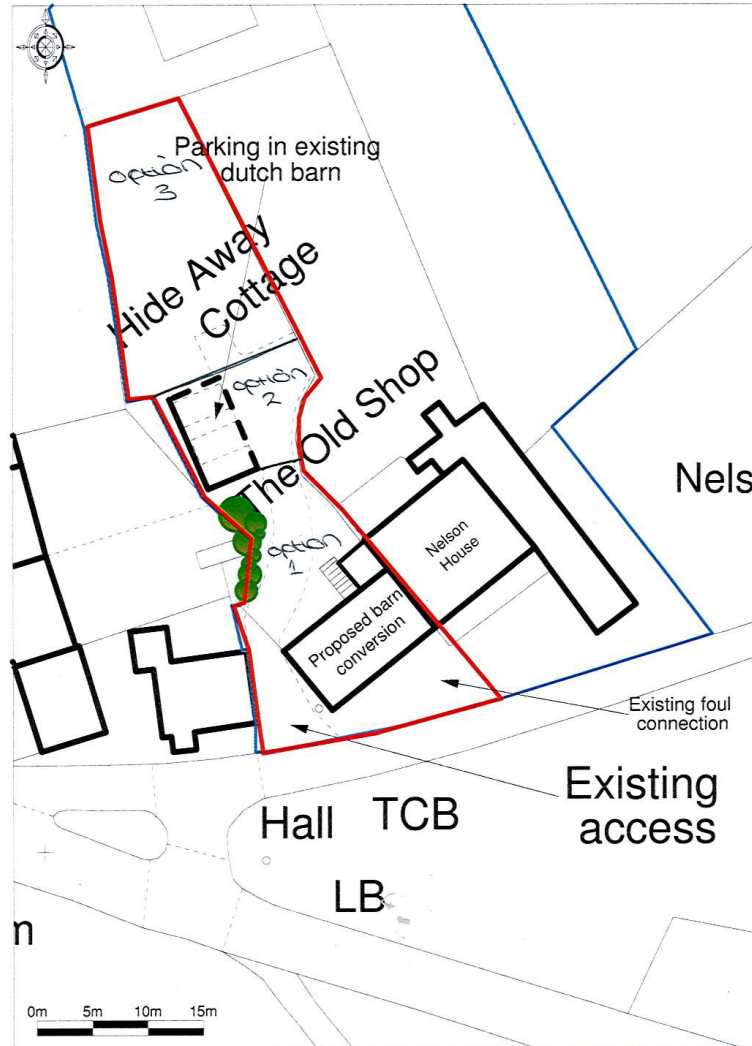


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Location Plan

# Nelson House Barn, Kaber

Nelson House Barn, Kaber



Site layout plan

# Nelson House Barn, Kaber





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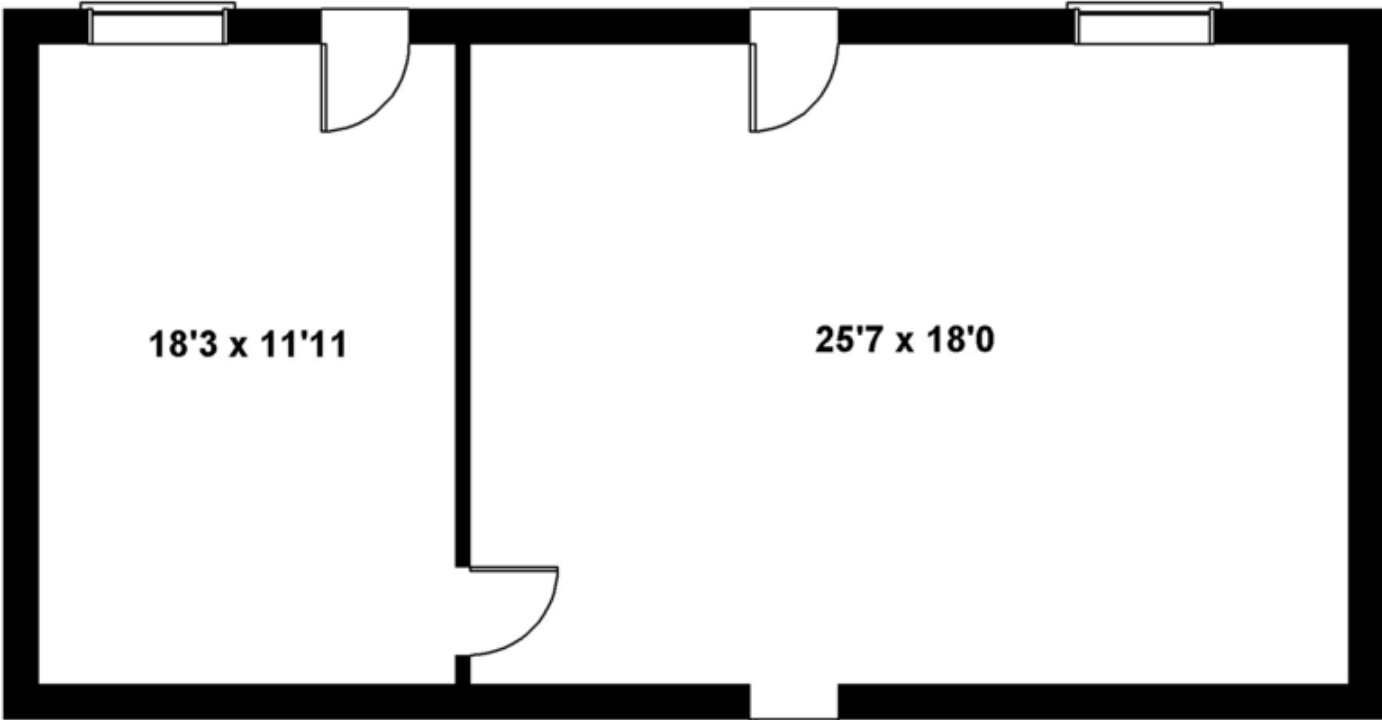
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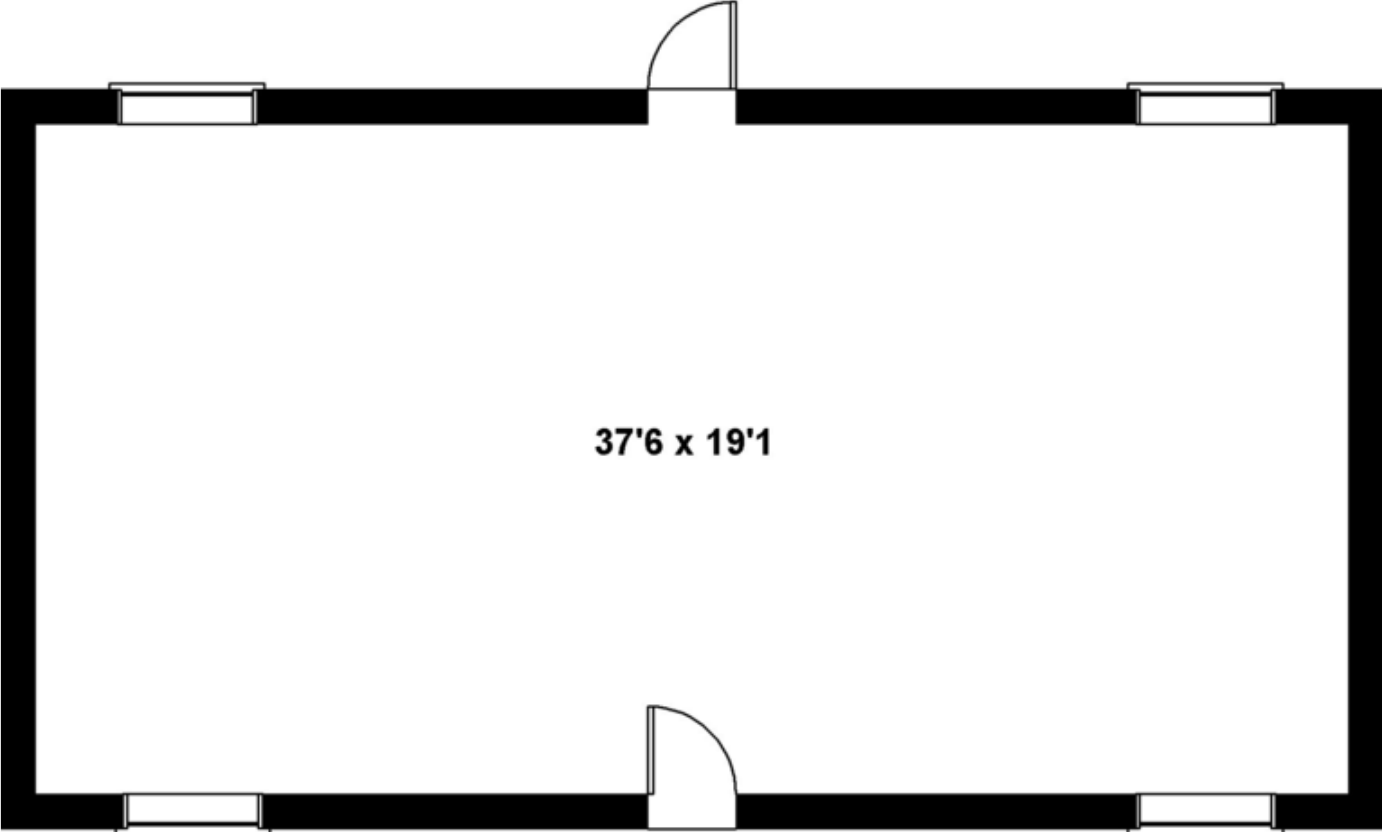
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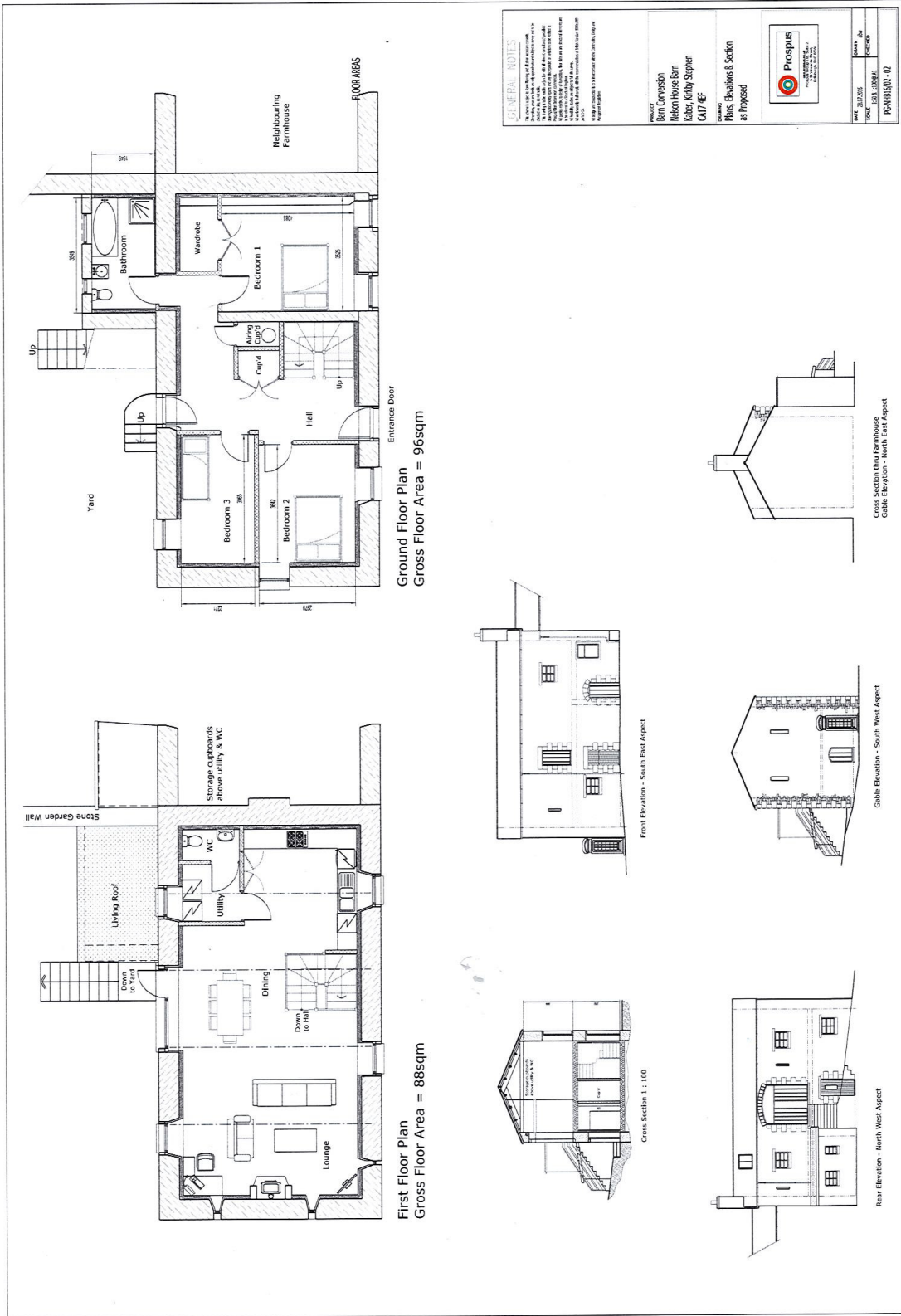


**GROUND FLOOR**



**FIRST FLOOR**

# Nelson House Barn, Kaber



# Nelson House Barn, Kaber

Nelson House Barn, Kaber

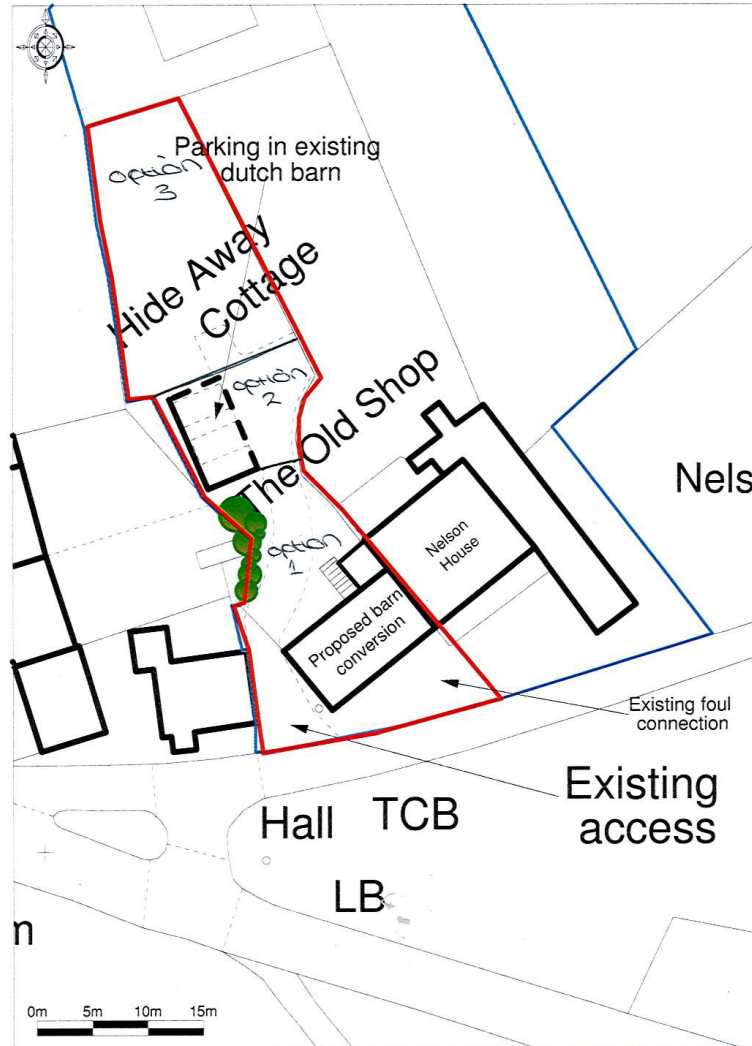


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Location Plan

# Nelson House Barn, Kaber

Nelson House Barn, Kaber



Site layout plan

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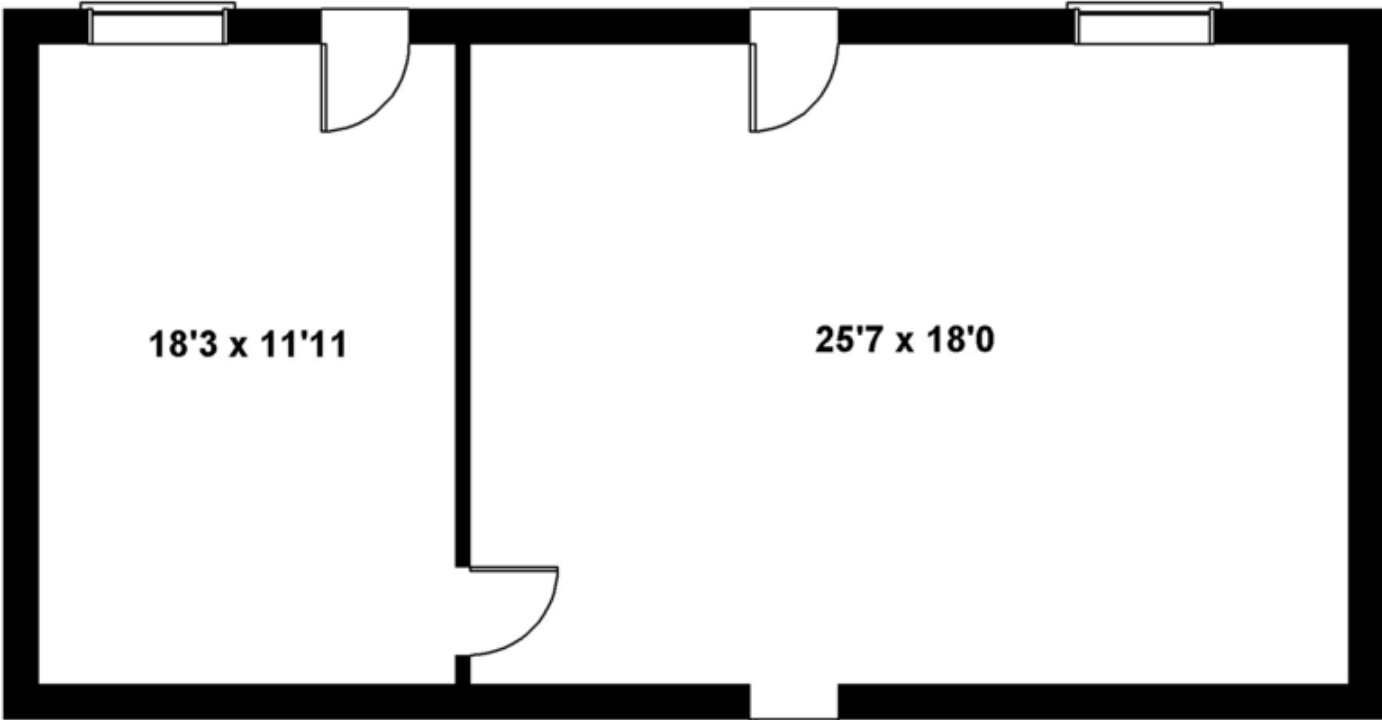
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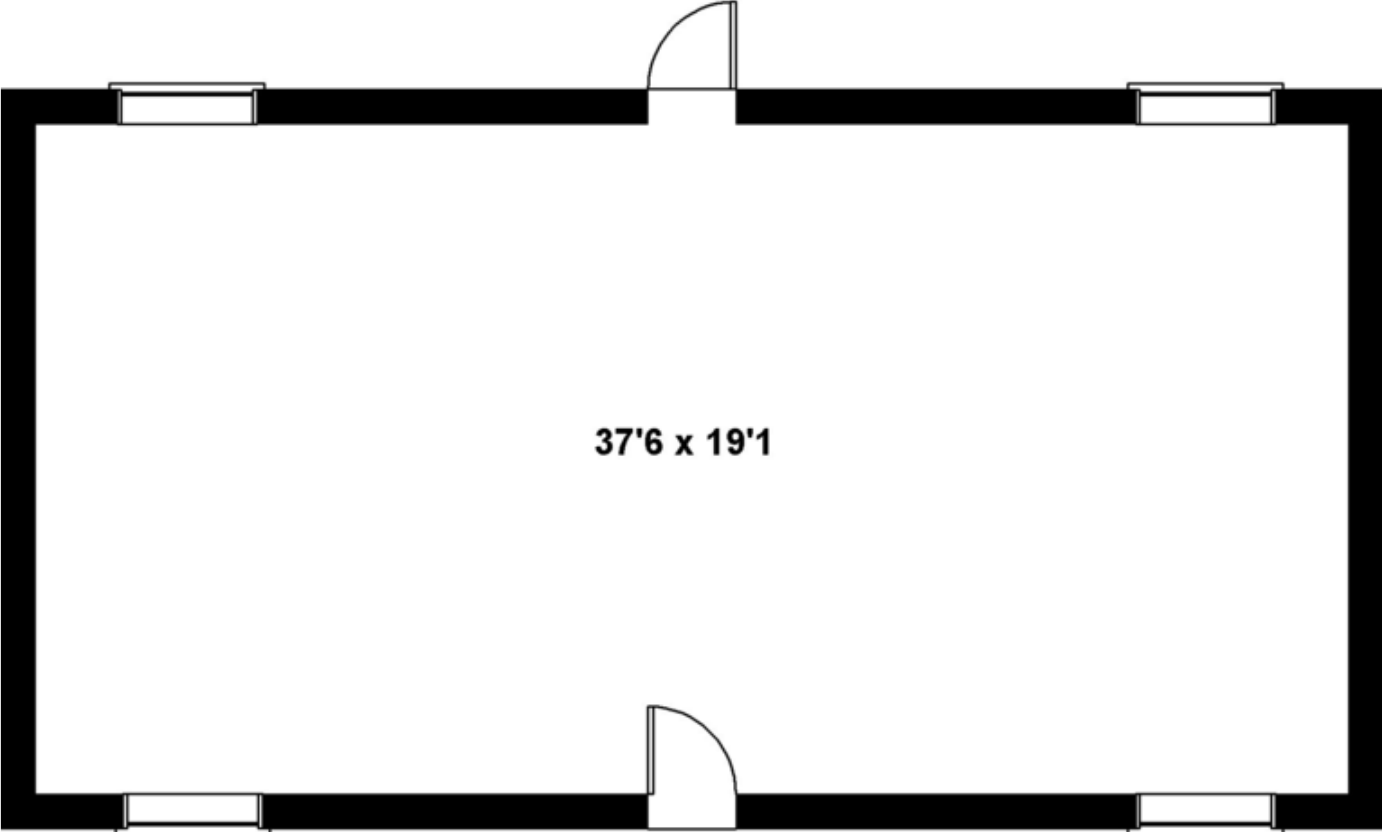
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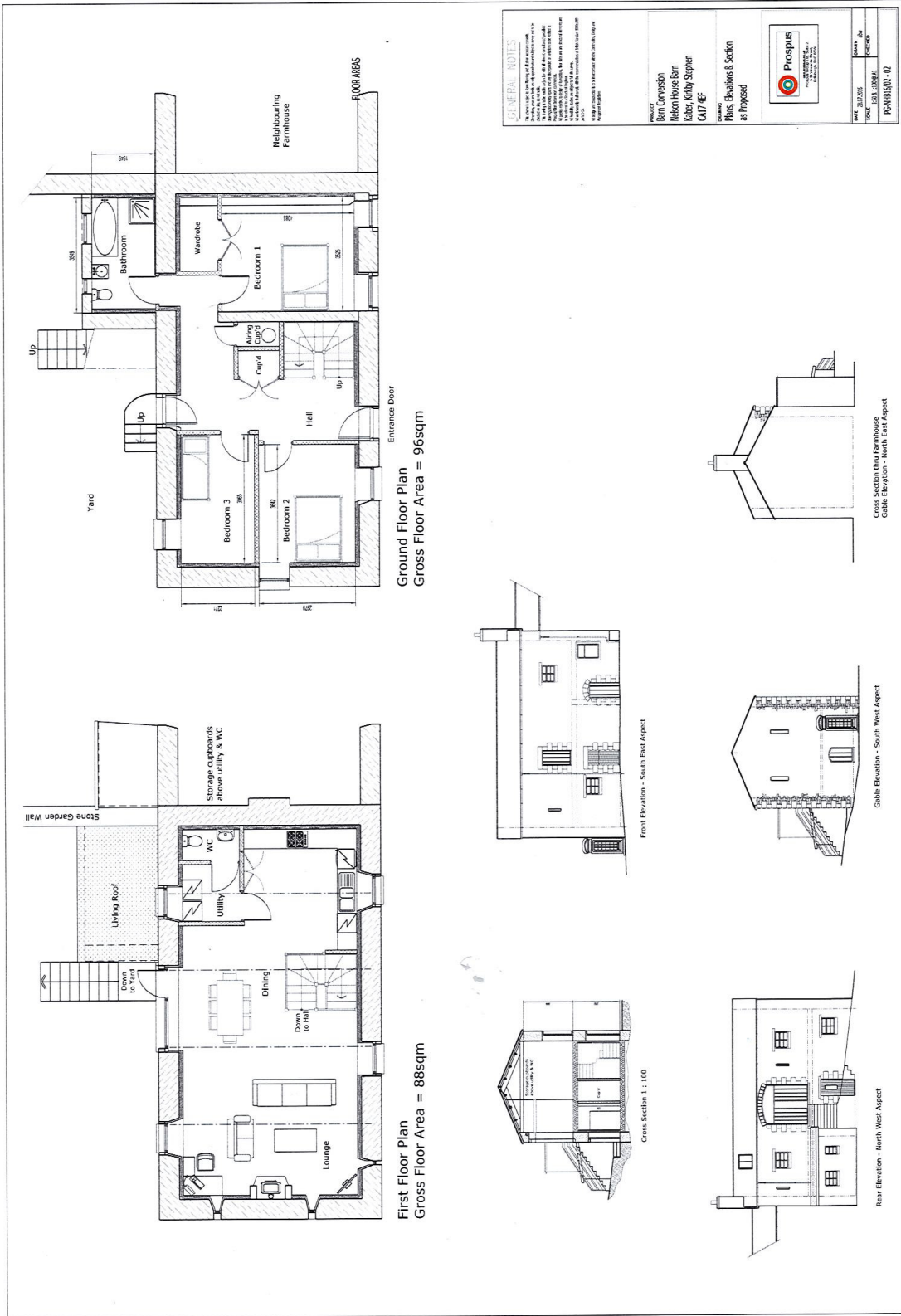


**GROUND FLOOR**



**FIRST FLOOR**

# Nelson House Barn, Kaber



Ground Floor Plan  
Gross Floor Area = 96sqm

First Floor Plan  
Gross Floor Area = 88sqm

Front Elevation - South East Aspect

Cross Section 1 : 1:100

Cross section thru Farmhouse  
Gable Elevation - North East Aspect

Gable Elevation - South West Aspect

Rear Elevation - North West Aspect

# Nelson House Barn, Kaber

Nelson House Barn, Kaber

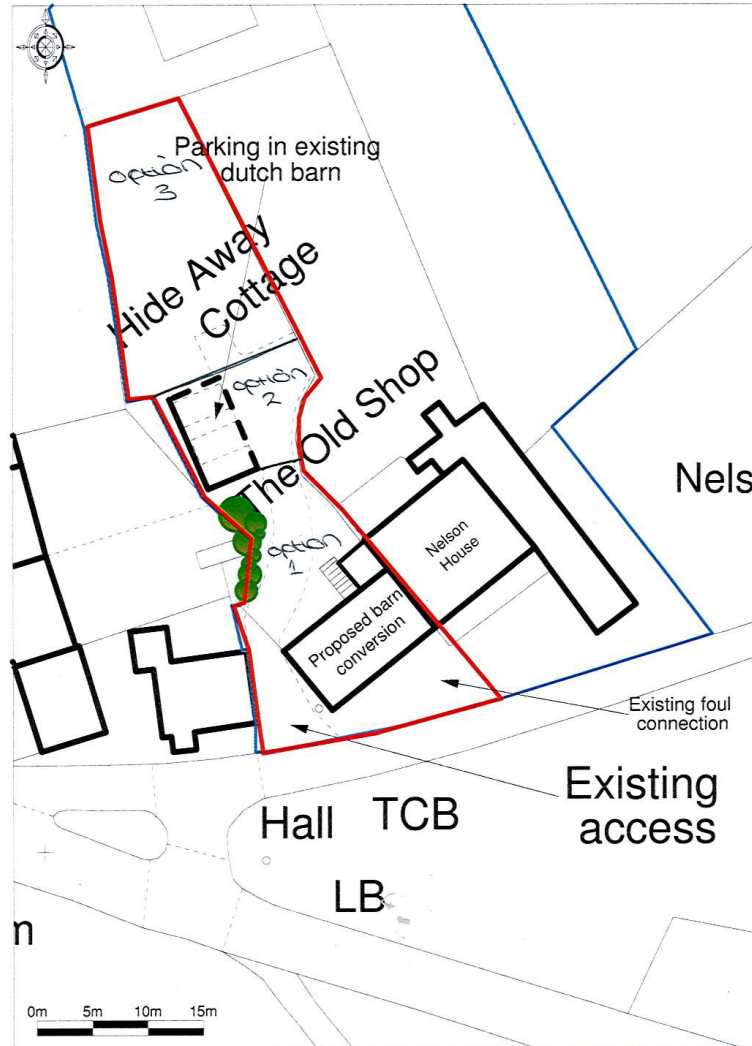


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Location Plan

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Site layout plan

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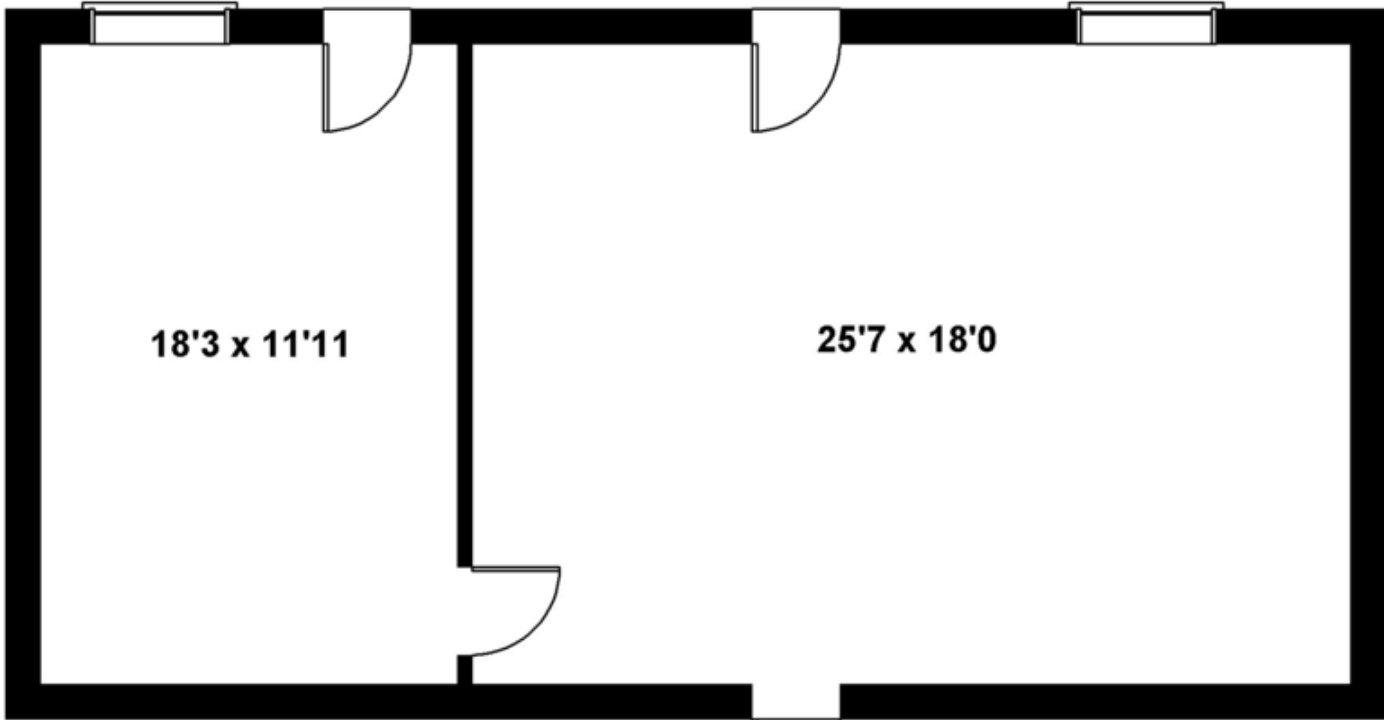
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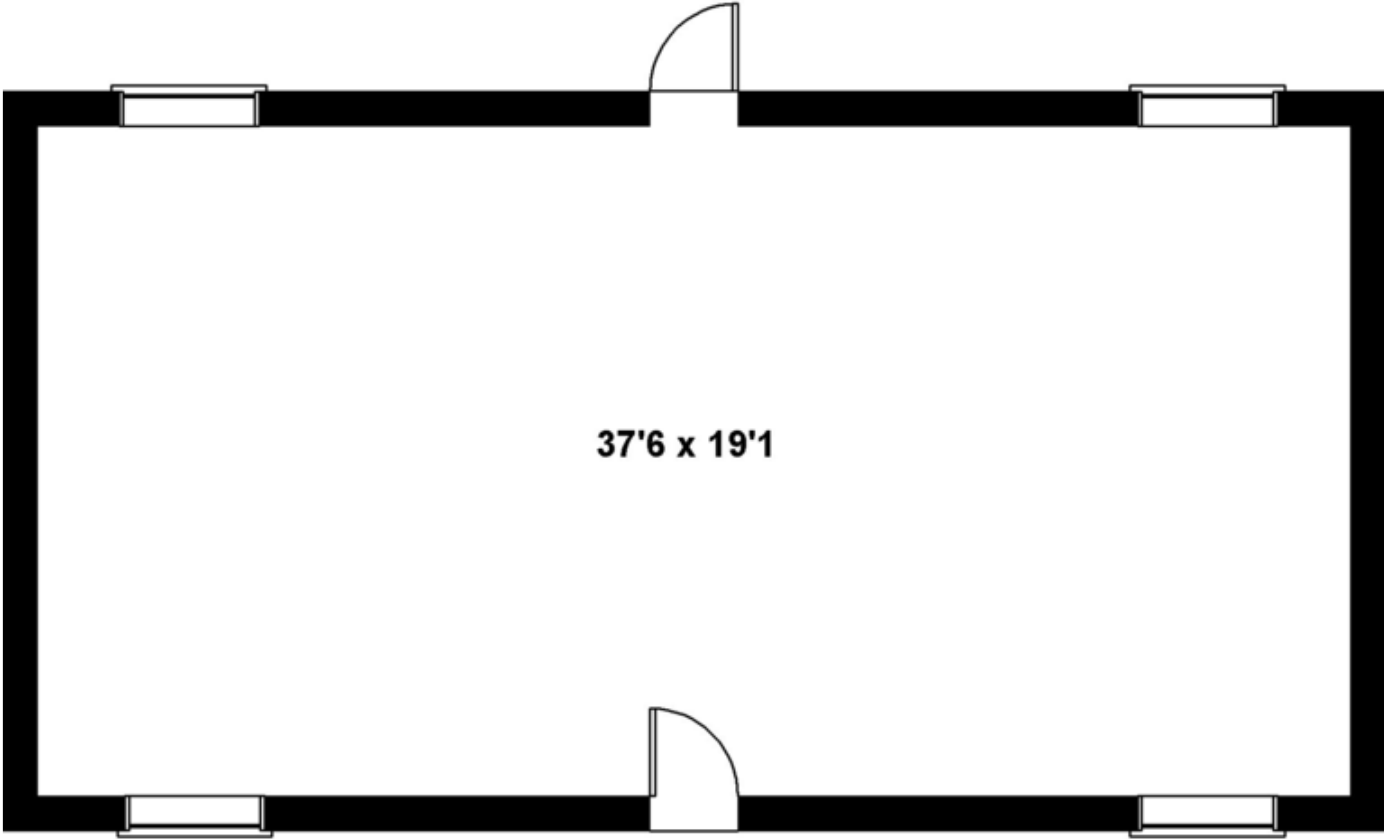
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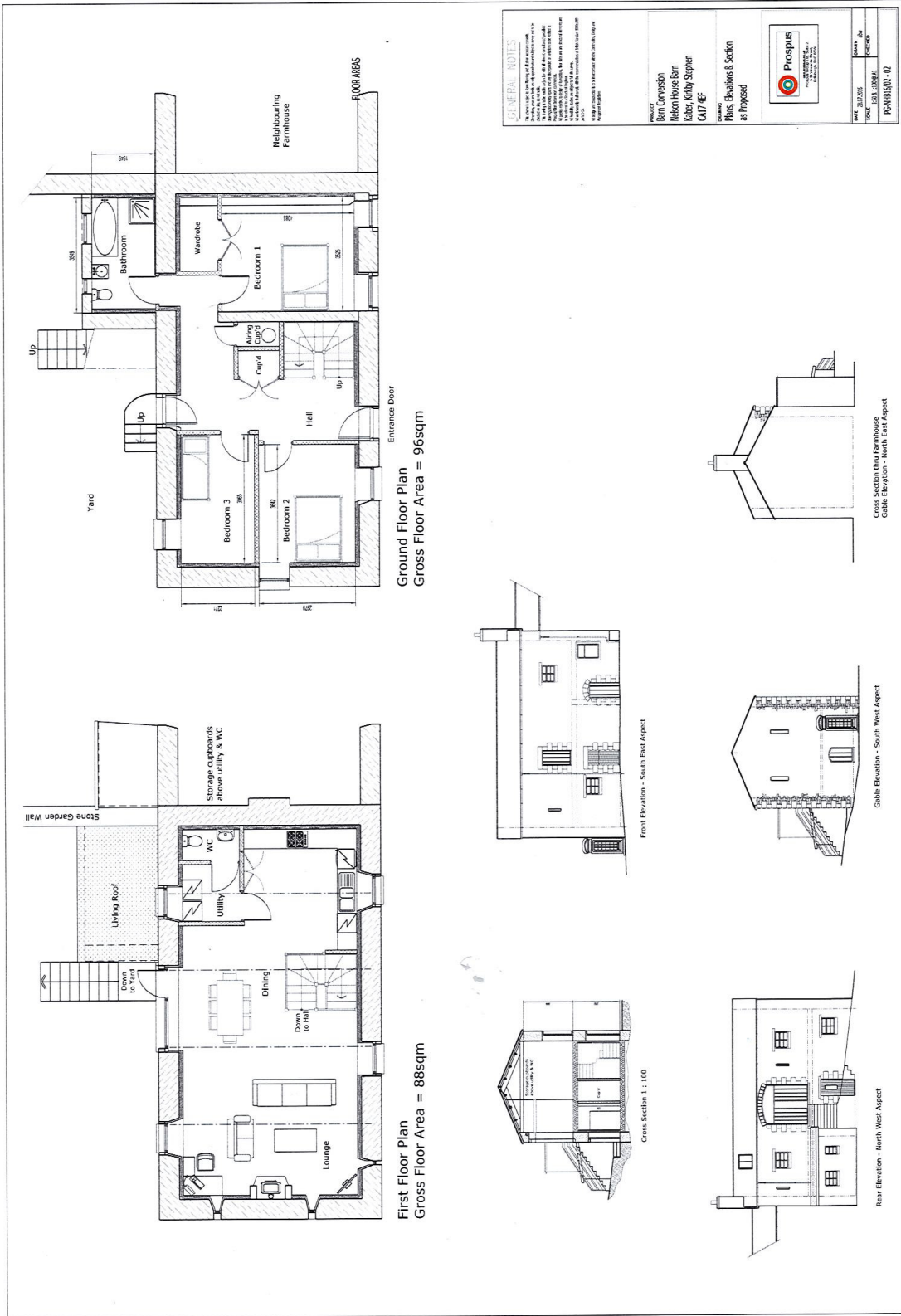


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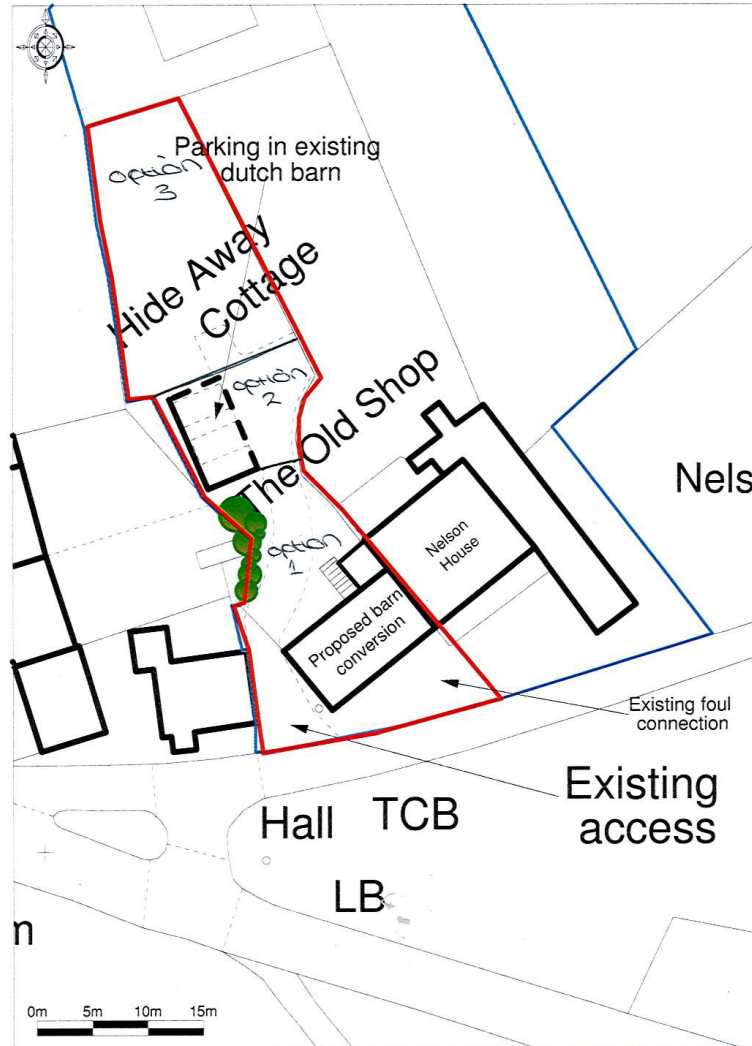


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**Promap**

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## ALL AGENTS

Check out what other buyers and sellers have said about J.R. Hopper & Co at [allagents.co.uk](http://allagents.co.uk). Almost 100% of the 40 testimonials this year would recommend J.R. Hopper & Co. to their friends.

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## J. R. HOPPER & Co.

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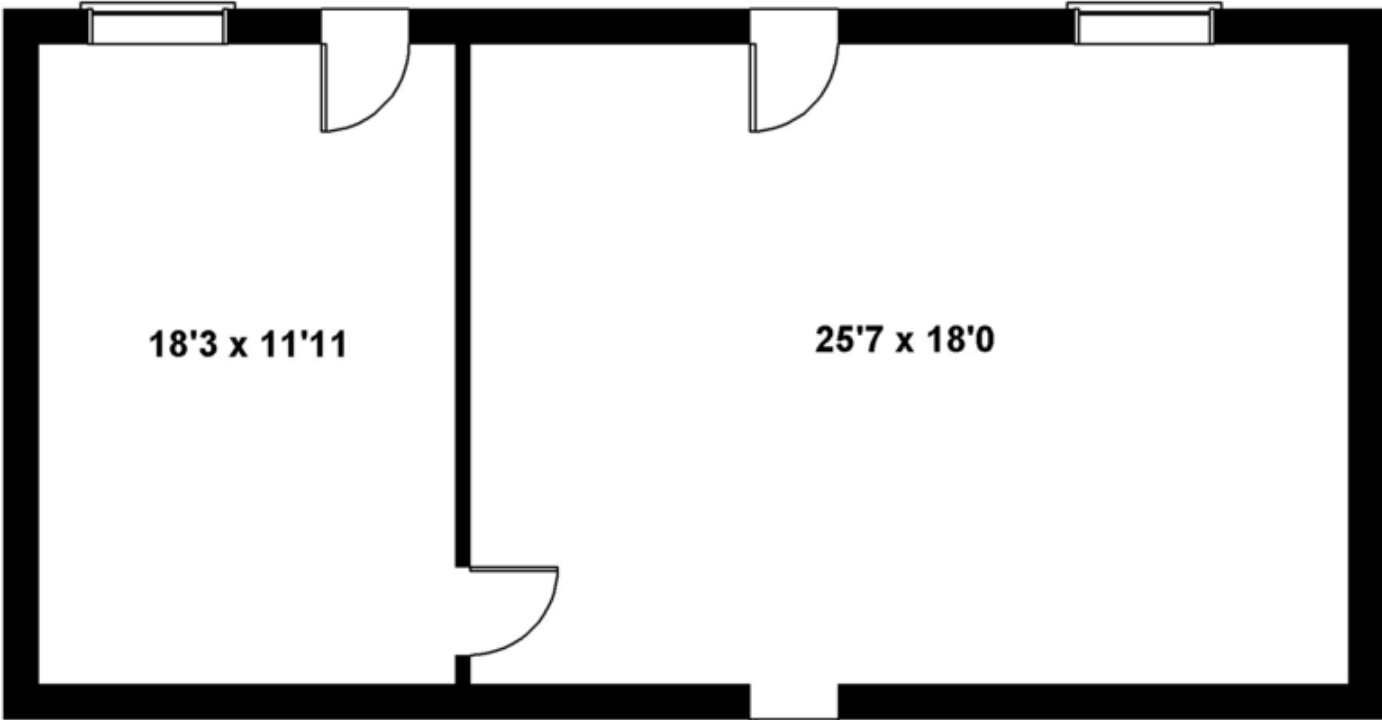
## ENERGY PERFORMANCE CERTIFICATE

**Property:** Nelson House Barn, Kaber, Kirkby Stephen, Cumbria, CA17 4EF

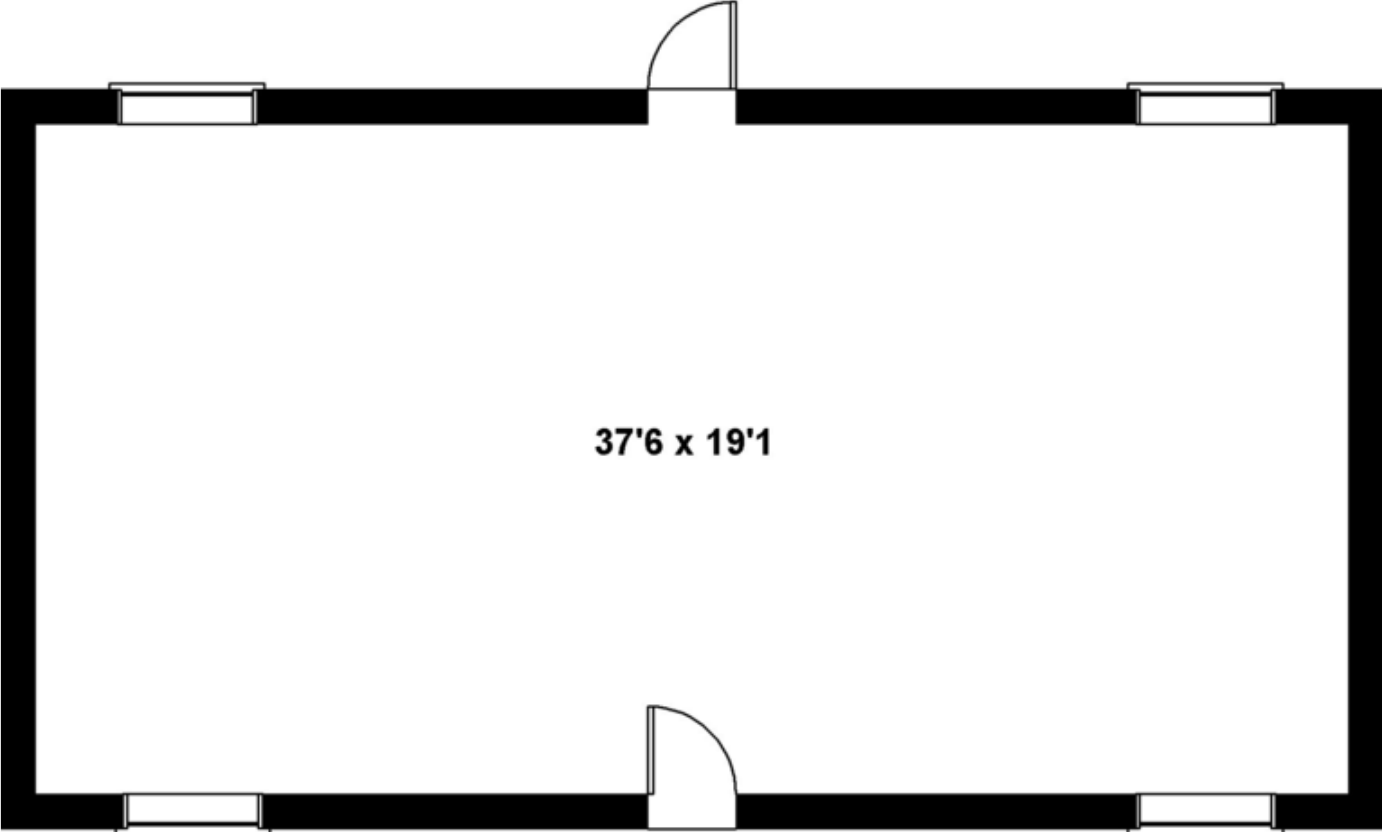
**Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC**

**Nelson House Barn, Kaber**

**Nelson House Barn**

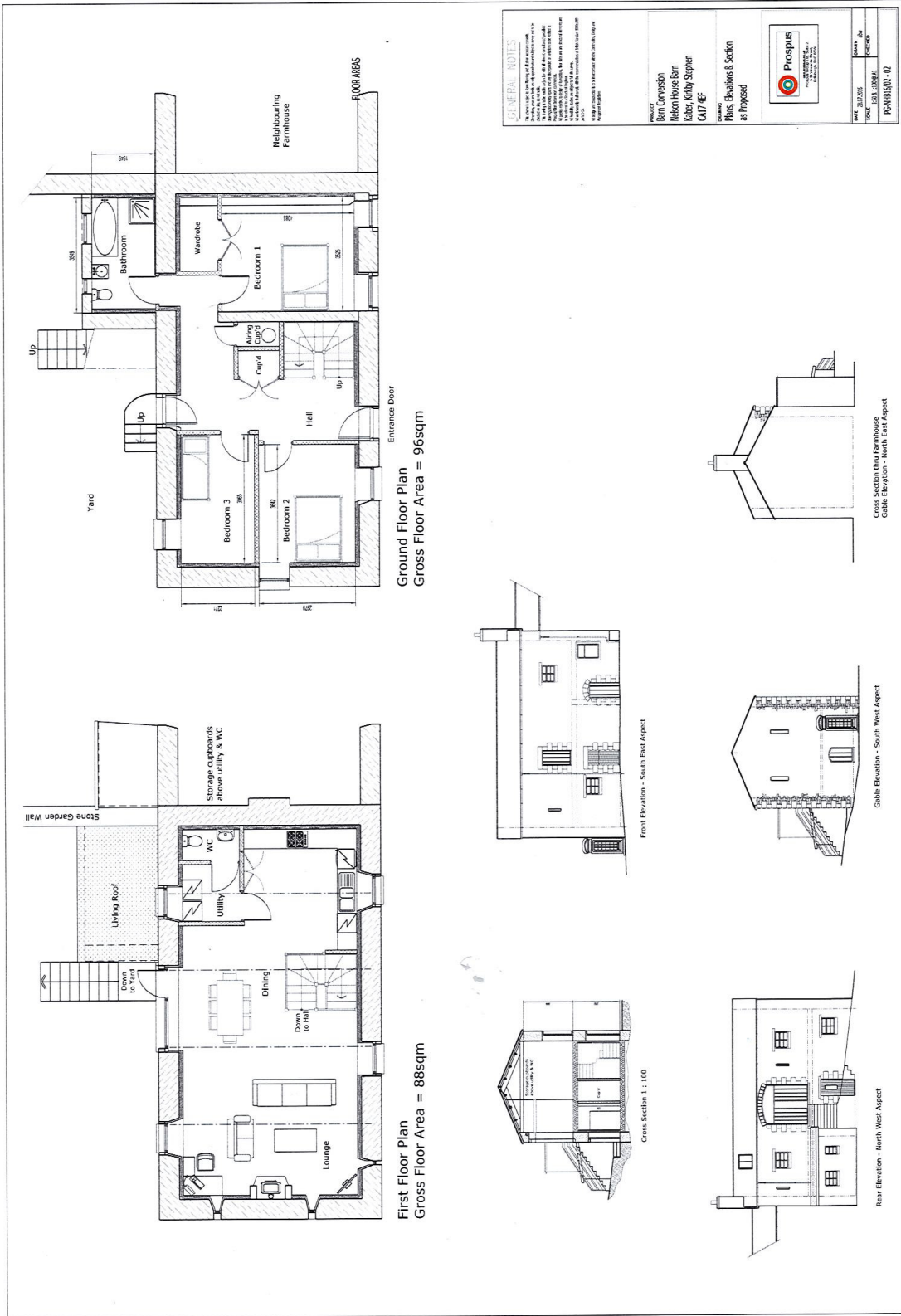


**GROUND FLOOR**



**FIRST FLOOR**

# Nelson House Barn, Kaber



# Nelson House Barn, Kaber

Nelson House Barn, Kaber

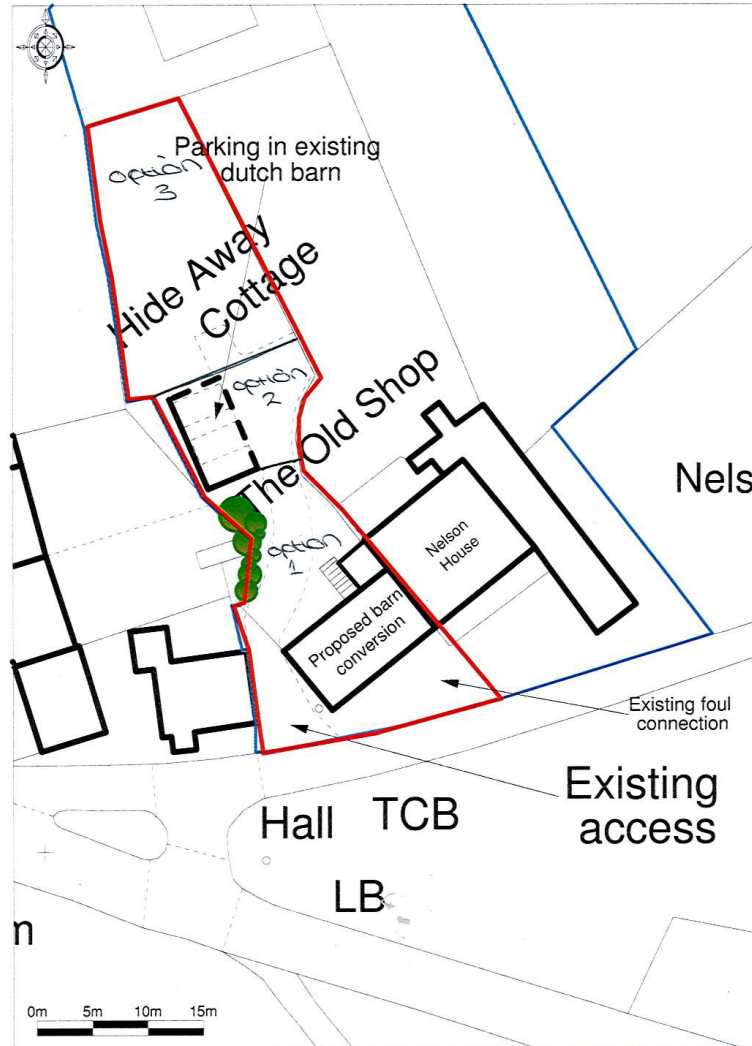


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Location Plan

# Nelson House Barn, Kaber

Nelson House Barn, Kaber



**Promap**

Site layout plan

# Nelson House Barn, Kaber





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Leyburn 01969 622936  
www.jrhopper.com

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

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North Yorkshire DL8 5BD

Bentham 01524 262044  
Settle 01729 825311  
London 02074 098451  
leyburn@jrhopper.com

*"For Sales In The Dales"*  
01969 622936

## Nelson House Barn, Kaber



- For Sale By The Modern Method of Auction:
- Starting Bid Price £140,000 plus Reservation Fee
- Characterful Grade II Listed Barn For Conversion
- Popular Village Location
- 3 Double Bedrooms
- Bathroom
- Large Open Plan Living Kitchen
- Utility & WC
- Private Garden
- Ample Parking
- Option To Purchase Dutch Barn & More Garden
- Excellent Self Build Project
- T & C's Apply. Subject To An Undisclosed Reserve Price.

### Starting Bid £140,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY  
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,  
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# Nelson House Barn, Kaber

## DESCRIPTION

Nelson House Barn is a Grade II listed barn which offers a fantastic opportunity to create a beautiful home in the idyllic village of Kaber.

Kaber is a popular village located just 2 miles from the pub village of Winton and 4 miles from the market town of Kirkby Stephen and Brough just off the A66. It lies within easy commuting distance of the M6, A1, The Yorkshire Dales, The Lake District, National Parks and the North Pennines area of Outstanding Natural Beauty. Kirkby Stephen is the closest town which provides a good range of everyday needs including shops, a bank, hotels, public houses, coffee shops, primary and secondary schools and a health clinic.

Planning permission has been granted to convert the existing barn into an upside down, open plan family home with three bedrooms, using existing materials.

Externally the property offers a private, low maintenance garden to the rear and ample parking to the front. There is the option to purchase a detached Dutch barn and more garden if required.

Viewing is strictly by appointment only and is highly recommended for those seeking a project to create their perfect home.

The property already benefits from mains water, electricity and drainage.

This property is for sale by "iam-sold Ltd".

---

# Nelson House Barn, Kaber

## GENERAL

<b>Photographs &amp; Virtual Tours</b>	Items in these photographs and tours may not be included in the sale.
<b>Viewing</b>	By appointment. We aim to accompany viewings 7 days a week.
<b>Local Authority</b>	Eden District Council
<b>Planning Authority</b>	Yorkshire Dales National Park (01969 652349)
<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

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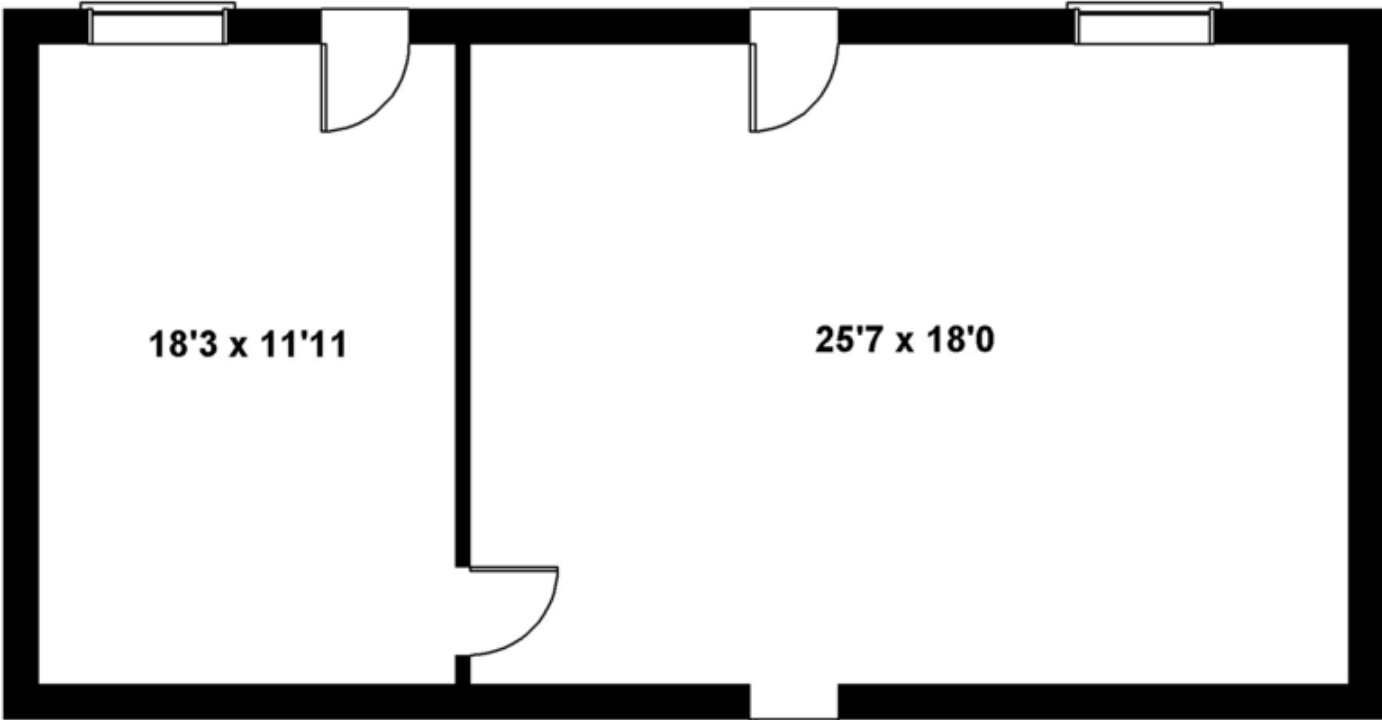
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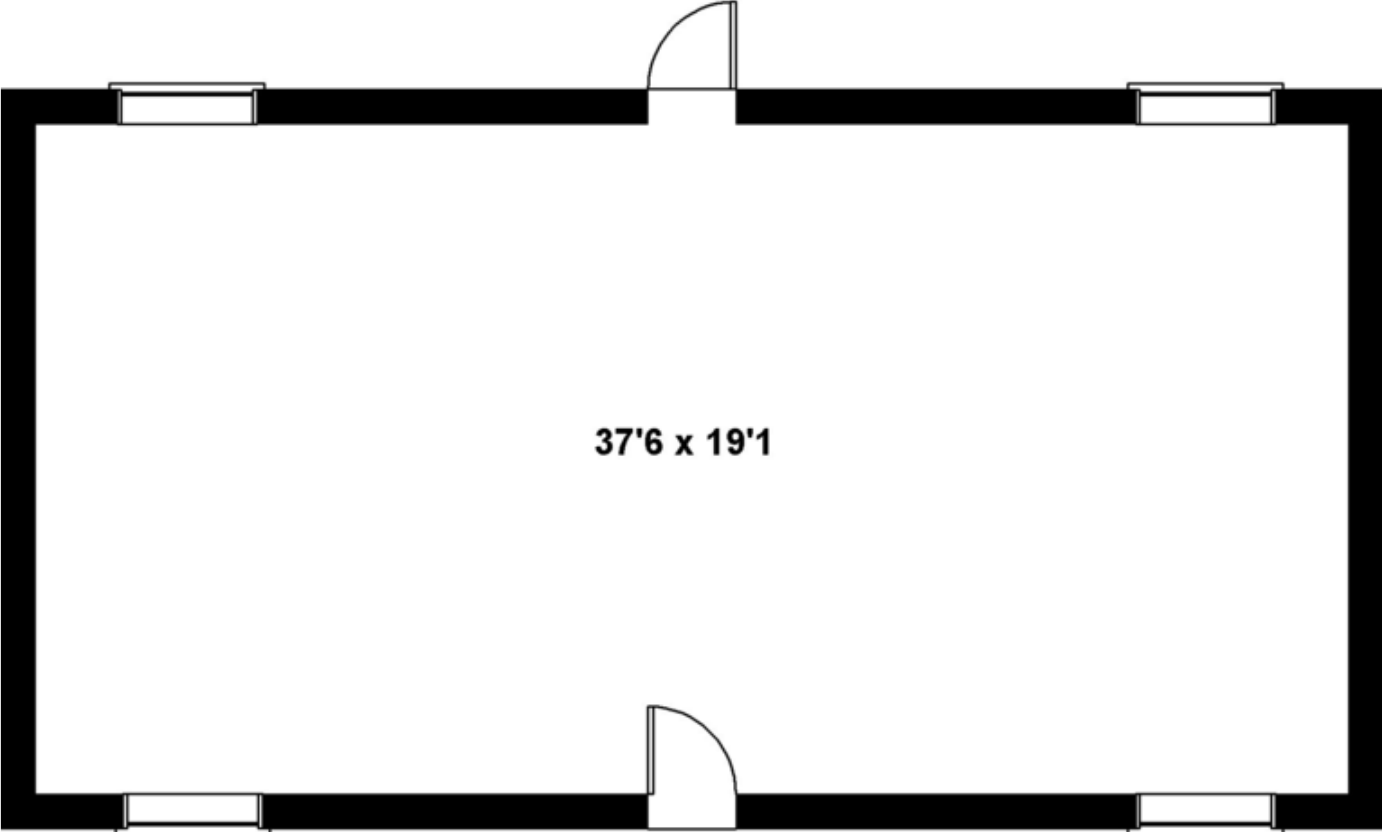
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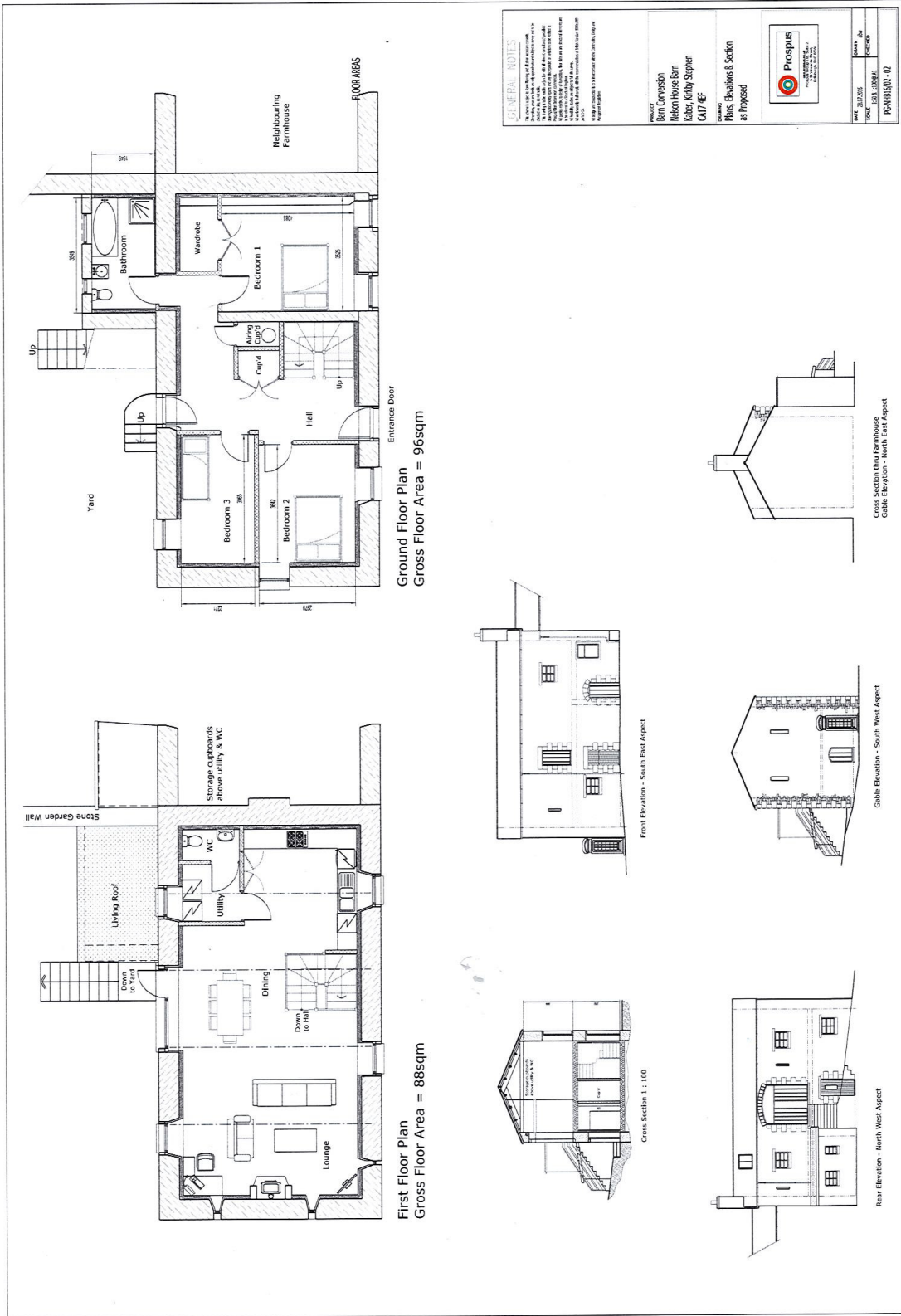


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**FIRST FLOOR**

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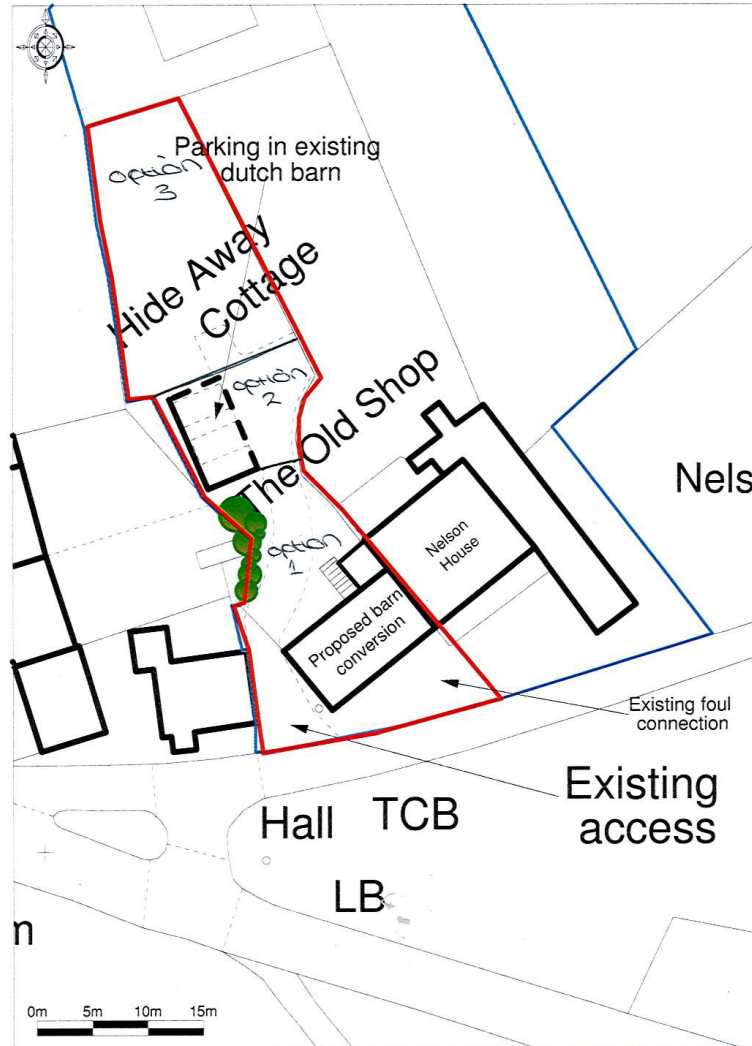


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Location Plan

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Nelson House Barn, Kaber



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Site layout plan

# Nelson House Barn, Kaber

