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"For Sales In The Dales"

Helm House, Warcop



- Quality Barn Conversion
- Popular Village Location
- Large Lounge With Multi Fuel Stove
- Spacious Kitchen/Diner With Garden Room
- Vaulted Entrance Hall & Mezzanine Landing
- 4 Double Bedrooms
- En Suite Shower Room & House Bathroom
- Underfloor Heating Throughout
- Ample Parking
- Lawned & Patio Garden With Lovely Views

Offers Around £450,000



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Helm House, Warcop

DESCRIPTION

Helm House is a quality barn conversion, enjoying fabulous views across the surrounding countryside. Situated in the pretty village of Warcop, this beautifully appointed four bedroom property is located in an exclusive development, and presented to a high standard throughout.

Warcop is situated in the North Pennines, an area of outstanding natural beauty mid way between Appleby and Brough. There is a good community with village hall, a highly respected Church Of England primary school and day nursery.

Secondary schools are in the nearby market towns of Appleby In Westmorland, under 6 miles, where there is a wide range of shops, pubs, medical and sporting facilities and Kirkby Stephen, less than 8 miles.

The location offers great travel links via road to the A66 & M6 and rail via the Settle to Carlisle line, the nearest station at Appleby.

This property, has been finished to a very high standard with quality fixtures and fittings. The property benefits from internal oak doors, wooden double glazed windows, and under floor heating throughout.

The ground floor offers generous living accommodation, including a large lounge and kitchen/diner. On the first floor are 4 double bedrooms, one with en suite, and a family bathroom.

Externally you will find ample car parking space, garden laid to lawn and patio area. All with stunning views of the surrounding country side.

Viewing is essential to appreciate the quality of the property and the idyllic quiet location.

GROUND FLOOR

ENTRANCE HALL Fully glazed archway leading into a vaulted entrance hall. Wooden floor. Oak staircase. Underfloor heating.

LOUNGE 20' 6" x 16' 2" (6.25m x 4.93m) Spacious lounge. Wooden floor. Stone feature fireplace & exposed stone wall. Multi fuel stove. Ceiling spot lights. TV points. Underfloor heating. Windows to the front and side with views.

KITCHEN/DINER 27' 9" x 17' 9" (8.46m x 5.41m) Spacious kitchen/dining room. Tiled floor. Modern fitted kitchen. Range of base units and island. Built in dishwasher & wine fridge. Space for appliances. Ceramic sink. Ceiling spot lights. Underfloor heating. Under stairs storage containing oil boiler, hot water tank & underfloor heating controls. Tiled floor. Windows to the rear with views.

GARDEN ROOM 9' 0" x 11' 0" (2.74m x 3.35m) Sliding glazed door. Wooden floor. Underfloor heating. Door to the rear garden. Vaulted ceiling with exposed beams. Ceiling spot lights. Windows to the side and rear with views.

Helm House, Warcop

REAR HALLWAY Tiled floor. Ceiling spot lights. Semi glazed door to the rear.

UTILITY ROOM Tiled floor. Under floor heating. Plumbing for washing machine. WC. Extractor fan. Ceiling spot lights. Stainless steel sink. Base units and worktop.

FIRST FLOOR

LANDING Light and spacious mezzanine landing with glass balustrade and oak handrail. Fitted carpet. Underfloor heating. Fitted cupboards. Exposed beams. 2 Velux windows.

BATHROOM 9' 10" x 7' 5" (3m x 2.26m) Modern bathroom suite in white consisting of a whirlpool spa bath with shower attachment. Wash hand basin in a vanity unit. Corner shower cubicle. WC. Heated towel rail. Tiled floor. Under floor heating. Ceiling spot lights. Extractor fan. Window to the rear.

BEDROOM 1 11' 4" x 14' 3" (3.45m x 4.34m) Good sized double bedroom. Fitted carpet. Under floor heating. Vaulted ceiling with exposed beams. TV point. Heating control. 2 windows to the rear & 1 velux roof window.

BEDROOM 2 13' 2" x 14' 8" (4.01m x 4.47m) Large double bedroom. Fitted carpet. Under floor heating. Vaulted ceiling with exposed beams. TV point. Heating control. 1 window to the rear & 1 velux roof window.

BEDROOM 3 14' 11" x 9' 8" (4.55m x 2.95m) Good sized double bedroom. Fitted carpet. Under floor heating. Vaulted ceiling with exposed beams. TV point. Heating control. 1 window to the rear & 1 velux roof window.

BEDROOM 4 15' 6" x 12' 6" (4.72m x 3.81m) Large double bedroom with en suite. Fitted carpet. Under floor heating. Vaulted ceiling with exposed beams. TV point. Heating control. 1 window to the front with views.

ENSUITE Modern white suite comprising of a wash hand basin in a vanity unit. Large shower cubicle. WC. Heated towel rail. Tiled floor. Under floor heating. Ceiling spot lights. Extractor fan.

OUTSIDE To the front of the property is a flagged footpath and stone wall leading to the front entrance. The side and rear are gravelled, allowing for ample parking. Oil tank. A gravel path leads to a patio area, and garden laid to lawn which is bordered by mature trees and a stone wall. All with spectacular views of the surrounding countryside.

Helm House, Warcop

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	E. 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

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

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ON THE MARKET

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J. R. HOPPER & Co.

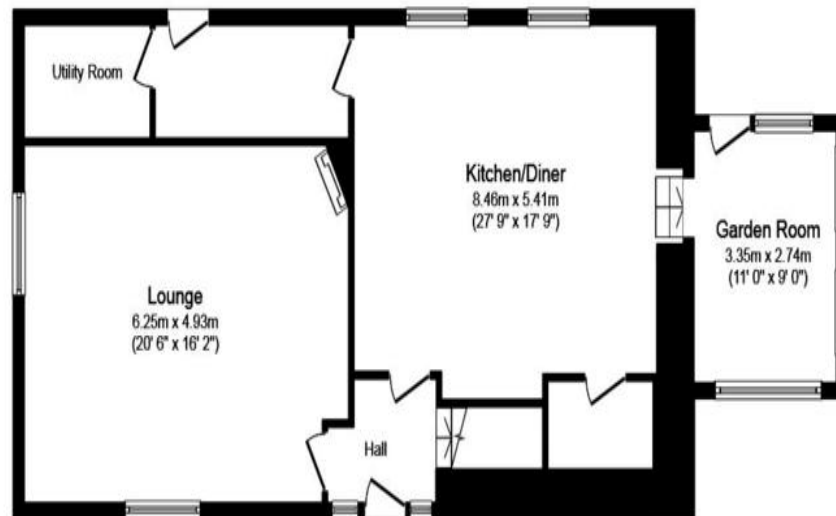
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ENERGY PERFORMANCE CERTIFICATE

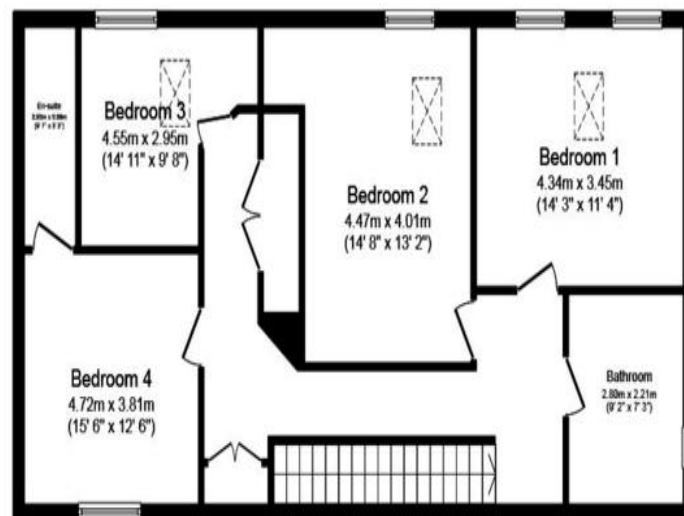
Property: Helm House, Warcop, Appleby-In-Westmorland, Cumbria, CA16 6PL

Energy Efficiency Rating Current TBC Environmental Impact Rating Current TBC

Helm House, Warcop



Ground Floor



First Floor

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

Helm House, Warcop



Helm House, Warcop

