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"For Sales In The Dales"

1 Stoneshot, Kirkby Stephen



- Spacious Home In Central Location
- Beautiful Views
- 2 Double Bedrooms
- Large Sitting Room
- Fitted Dining Kitchen
- Utility Room
- Shower Room
- Cellar Ideal For Storage
- Gas Fired Central Heating And Hive Thermostat System
- Double Glazed Windows
- Off Road Parking
- Quiet Location Within Walking Distance Of The Town
- Perfect Holiday, Retirement Or Family Home
- Video Viewing Available

Guide Price £155,000 - £165,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
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1 Stoneshot, Mellbecks, Kirkby Stephen CA17 4AB

DESCRIPTION

1 Stoneshot, Mellbecks is located in a desirable quiet location in Kirkby Stephen, just a short walk away from the Town Centre. It is one of three properties which was formally an old brewery. The property boasts spacious accommodation with spectacular views overlooking Franks Bridge and Hillsbottom, with Hartley Fell and Nine standards in the distance.

Kirkby Stephen 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 and Lady Ann footpaths run 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.

Up until recently the property has been let out and in the current rental market could achieve up to £600-£650 pcm. The property is generally in good order with gas fired central heating and double glazing throughout, there is also a Hive thermostat system installed which allows you to control the heating remotely. The cellar has been tanked and the roof partially re-tiled.

The accommodation is spacious and bright. There is a good-sized sitting room with views over Franks Bridge. There are 2 good double bedrooms and a shower room. The living space has a fitted kitchen and adjoining utility room. Stairs lead down from the kitchen to a good-sized storage cellar.

Externally there is private parking for one vehicle to the rear of the property. Space at the front of the property for one vehicle.

GROUND FLOOR

ENTRANCE	Front door. Glazed internal door. Wood effect vinyl flooring.
HALL	Storage cupboard. Telephone point. Radiator. Cupboard leading to hot water cylinder. Wood effect vinyl flooring.
LOUNGE/DINER	19' 3" x 11' 9" (5.87m x 3.58m) A lovely light room. Fitted carpet. TV point. Feature fireplace. 4 x Radiators. 3 x UPVC Double glazed windows with views towards Nine Standards.
KITCHEN	12' 0" x 9' 6" (3.66m x 2.9m) Range of wall and base units. Stainless steel sink and drainer. Electric cooker. Telephone point. Radiator. Wood effect Vinyl flooring. UPVC double glazed window to side of property.
UTILITY	Plumbing for washing machine. Space for fridge/freezer. Shelving.
REAR PORCH	Storage cupboard. Gas central heating boiler. Radiator. UPVC Double glazed window. Steps down to cellar.

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BEDROOM 1 12' 3" x 10' 0" (3.73m x 3.05m) Double bedroom. Fitted carpet. Telephone point. Radiator. UPVC double glazed window to the front.

BEDROOM 2 14' 1" x 8' 1" (4.29m x 2.46m) Double bedroom. Fitted carpet. Telephone point. Black cast iron fireplace. Radiator. Large picture window to the rear. UPVC double glazing.

SHOWER ROOM Wood effect vinyl flooring. Shower cubicle. WC. Hand basin. Airing cupboard with immersion heater. Radiator. UPVC double glazed window with frosted glass to front.

LOWER GROUND FLOOR

CELLAR ROOM 1 7' 10" x 6' 10" (2.39m x 2.08m) Painted floors. Shelving units. Strip light. Electric point.

CELLAR ROOM 2 11' 2" x 8' 2" (3.4m x 2.49m) Painted floors. Shelving units. Strip light. Electric point.

OUTSIDE

FRONT There is a lovely veranda providing a fantastic, covered seating area.

PARKING Private parking for one vehicle behind the property. Space for a car outside the front of property.

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GENERAL

Photographs & Virtual Tours Viewing	Items in these photographs and tours may not be included in the sale. Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. We aim to accompany viewings 7 days a week.
Local Authority	Eden District Council 01768 817817
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	Band should be confirmed by the Purchaser prior to purchase.
Tenure	Leasehold: A 999 year tenancy with 978 years remaining.

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.

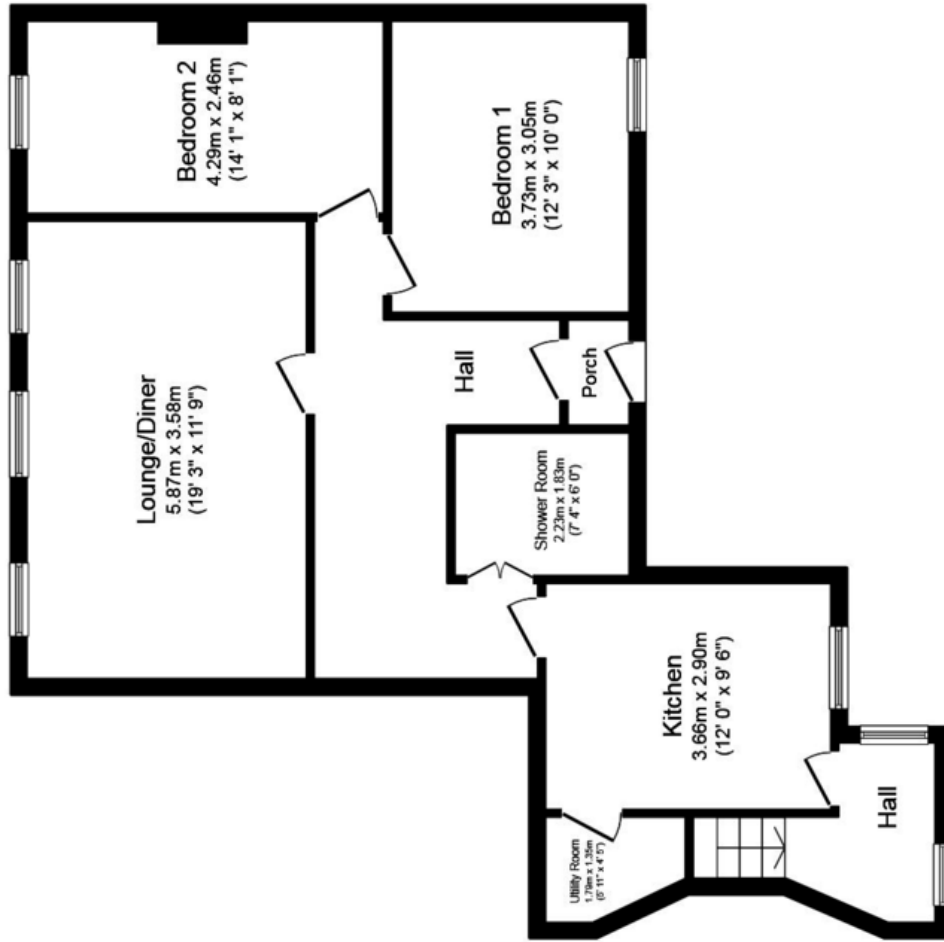
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ENERGY PERFORMANCE CERTIFICATE

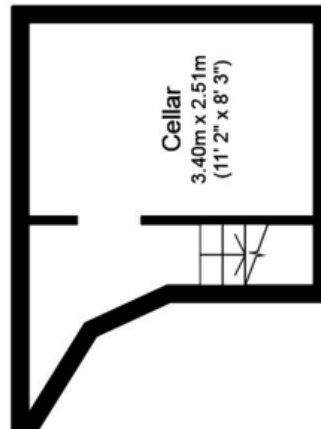
Property: 1 Stoneshot, Mellbecks, Kirkby Stephen, CA17 4AB

Energy Efficiency Rating Current 47

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Ground Floor



Lower Ground Floor

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

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