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"For Sales In The Dales"



Eden Bank, Kirkby Stephen

- Impressive, Detached Period Property
- Perfect Location Close To Centre Of Town
- Kitchen & Dining Room
- Lounge With Fireplace & Superb Drawing Room
- 5 Double Bedrooms & Large Unconverted Attic Space
- Good Range Of Outbuildings & Garage
- Ample Parking. Terraced Gardens To Riverside
- 150 - 200 yards (approx.) River & Fishing Rights
- Walled Kitchen Gardens
- Panoramic Views To The Rear

Postcode: **CA17 4QY**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **E**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £600,000 - £650,000



Eden Bank is an Impressive house located in the centre of Kirkby Stephen. This detached home sits in a quiet, elevated location on the banks of the River Eden.

Kirkby Stephen is a busy town with a wide range of shops, pubs and restaurants, primary and secondary schools, medical facilities and weekly outdoor market. It has easy access to the M6 and the A66 trans-Pennine route, as well as rail links via the Settle-Carlisle line. The beauty of the Yorkshire Dales, Eden Valley, Lake District and Teesdale are all within an hour's drive.



The house dates back to the 1850's and was further extended in 1920, therefore offers both Victorian and Edwardian features throughout including high ceilings, decorative coving and generous proportioned rooms. It has been with the current owners since the late 1980's and as their family home. The property remains in good condition and had new windows installed Feb 2021. Further updates would give potential to create extra accommodation in the attic space if required. Internally this property offers spacious accommodation with a feeling of grandeur.



On the ground floor is a rear conservatory/entrance porch which leads to the hall. There is a family kitchen with a fitted 'Middletons' kitchen and with doors to the dining room, a large lounge with open fire and window overlooking the rear garden with long distance views. The cellars are currently used for storage and would make an ideal wine cellar, as it boasts the original stone shelving. There is also a utility room and ground floor shower room. The drawing room is part of the 'extension' so is Edwardian in style with a open fire in oak surround, large windows and a patio doors out to the rear with superb views.



Upstairs are five good double bedrooms, the house bathroom and a Jack and Jill en-suite to the master bedroom. Off the landing is a staircase leading up to the attic room, which remains unconverted but has 6 large Velux windows and could easily create extra accommodation if desired. The property enjoys panoramic views of open countryside and to Nine Standards in the distance.

Outside, to the rear are walled cottage/kitchen gardens. These have created low maintenance patio areas. There is a good range of outbuildings, including a log store, coal store, a good size tool shed and an integral garage. There is a gated, gravel parking area providing ample parking for several vehicles. To the front are formal terraced gardens with stone steps leading down to the riverbank and a woodland garden. Eden Bank owns 150- 200 yard (approx.) of river and has fishing rights.



This property is a superb family home, set in such a truly splendid location being so close to the town centre, yet enjoys panoramic views over the open countryside.

GROUND FLOOR

REAR PORCH/CONSERVATORY 11'8" x 7' (3.56m x 2.13m). Stone flag flooring. Exposed stone wall. UPVC Door and windows out to the rear courtyard. Access to garage.

REAR HALL Quarry tiled flooring. Radiator. Window to the rear. Back door.

UTILITY ROOM 10' x 8' (3.05m x 2.44m). Good size utility room. Quarry tiled floor. Stainless steel sink unit. Radiator. Sash window to rear porch.

LOWER GROUND FLOOR

CELLARS 15' x 13' (4.57m x 3.96m). Stone steps down to the cellar. Split in to two rooms, one had traditional stone shelving and would make an ideal wine cellar.

KITCHEN 15' x 11'4" (4.57m x 3.45m). Good size family kitchen. Bespoke oak 'Middletons' kitchen. Built in electric double oven, hob and extractor hood. 1 1/2 bowl single drainer stainless sink. TV point. Window to the rear overlooking the kitchen garden. Double doors through to dining room.

DINING ROOM 15' x 13' (4.57m x 3.96m). Bright dining room. Fitted carpet. Coved ceiling. Brick fireplace with gas fire. Window to the side and large bay to the front with long distance views over the river to Nine Standards in the distance.

HALLWAY Impressive, traditional hall. Original tiled flooring and fitted carpet. Coved ceiling and decorative archway. Turned staircase.

FRONT PORCH Quarry tiled floor. Coved ceiling. Inner glazed door. UPVC front door.

LOUNGE 15' x 12'9" (4.57m x 3.89m). Fitted carpet. Coved ceiling and plate rack. Fireplace housing open fire. Bay window with lovely, long distance views to the East.

SHOWER ROOM 7'7" x 6'9" (2.3m x 2.06m). Ground floor shower room. Tiled flooring. Shower cubicle. WC. Wash basin. Radiator. Sliding sash window through to rear porch.

DRAWING ROOM 25' x 18'3" (7.62m x 5.56m). 1920's extension to main house. Enormous, Impressive reception room. Oak flooring. Coved ceiling. Oak plate rack. 4 Radiators. Built in alcove. Oak fireplace housing open fire. TV and telephone point. Window to North and large bay window to the front with panoramic views.





FIRST FLOOR

LANDING Turned staircase. Fitted carpet. Coved ceiling. Roof light with stained glass. Feature decorative archway. Radiator.

DRYING ROOM Storeroom off half landing. Radiator. Gas fired central heating boiler. Sliding sash window to the rear.

BEDROOM FOUR 12' x 11'9" (3.66m x 3.58m). Rear double bedroom. Fitted carpet. Radiator. Under stairs cupboard. Window to the rear with views over Church steeple.

BEDROOM THREE 15' x 12' (4.57m x 3.66m). Front double bedroom. Fitted carpet. Radiator. Window to side and to the front with glorious views.

HOUSE BATHROOM 7'7" x 6'9" (2.3m x 2.06m). Modern family bathroom. Vinyl flooring. Wash basin. WC. Bath with electric shower over. Window to the front.



BEDROOM TWO 15' x 12' (4.57m x 3.66m). Front, double bedroom. Fitted carpet. Radiator. Small shelves cupboard. Window to the front with lovely long-distance views.

LANDING Fitted carpet. Large airing cupboard. Loft access (extension only). Radiator. Steps up to a sitting area with pleasant views to the rear over the Eden Valley in the distance.

BEDROOM FIVE 12'3" x 6'7" (3.73m x 2m). Small, rear double bedroom. Fitted carpet. Radiator. Window to the rear.



MASTER BEDROOM 18' x 18' (5.49m x 5.49m). Very large master bedroom suite. Fitted carpet. Coved ceiling. Picture rail. 3 Radiators. Good range of fitted wardrobes. Windows to the front with panoramic views.

BATHROOM 11'6" x 7' (3.5m x 2.13m). Jack and Jill bathroom. Fitted carpet. Pink bathroom suite comprising bath, WC and wash basin. Radiator. Window to the front.



SECOND FLOOR

ATTIC ROOM 31'6" x 31'6" (9.6m x 9.6m). Staircase up to large attic room with exposed roof timbers. This room has been fully boarded with insulation and is ready for conversion. There are six Velux windows to East and West.

OUTSIDE

PARKING Gated, gravel parking area provides ample parking for several vehicles.

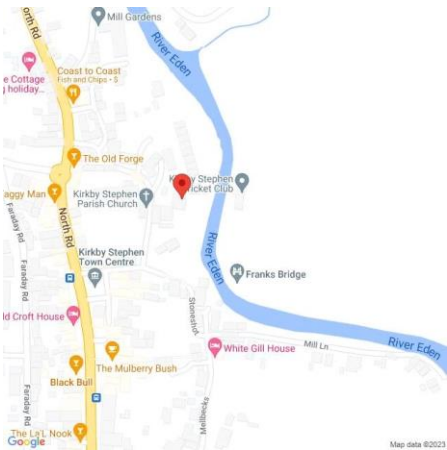
GARAGE 18' x 9' (5.49m x 2.74m). Integral garage. Concrete flooring. Window to the rear. Double timber doors. Personnel door in to rear porch.

OUTBUILDINGS Range of stone built outbuildings include a coal store, log store and good size tool shed.

REAR GARDENS Walled rear gardens. Kitchen garden with pathway down to coal store and garden gate out to Vicarage lane.

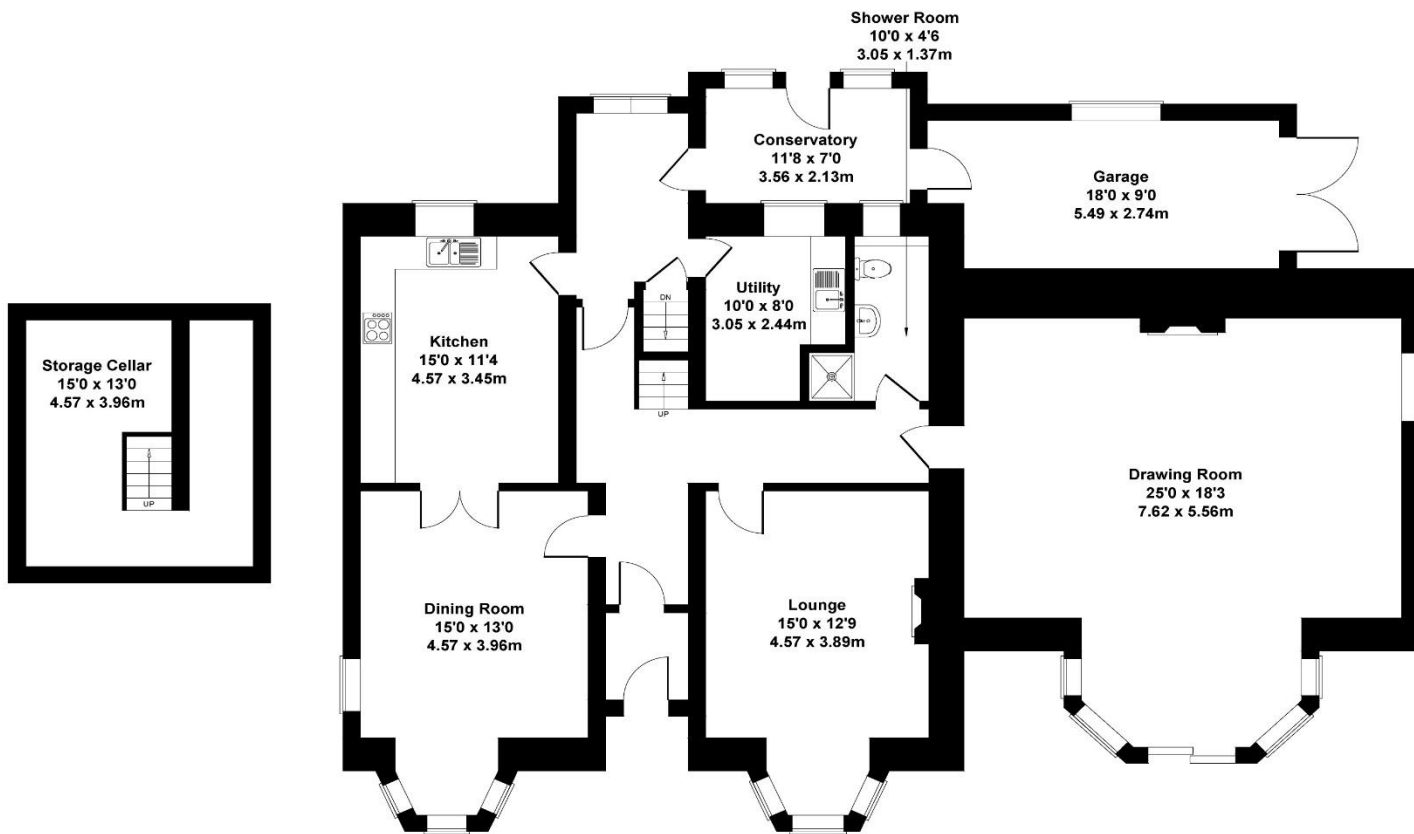
FRONT GARDEN Formal, terraced gardens to the front. Private patio areas. Steps down to the riverside and woodland area. Superb views over the river to the fells in the distance. Access down each side of the house.

RIVER EDEN Eden Bank owns 150- 200 yards (approx.) of river and has fishing rights.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

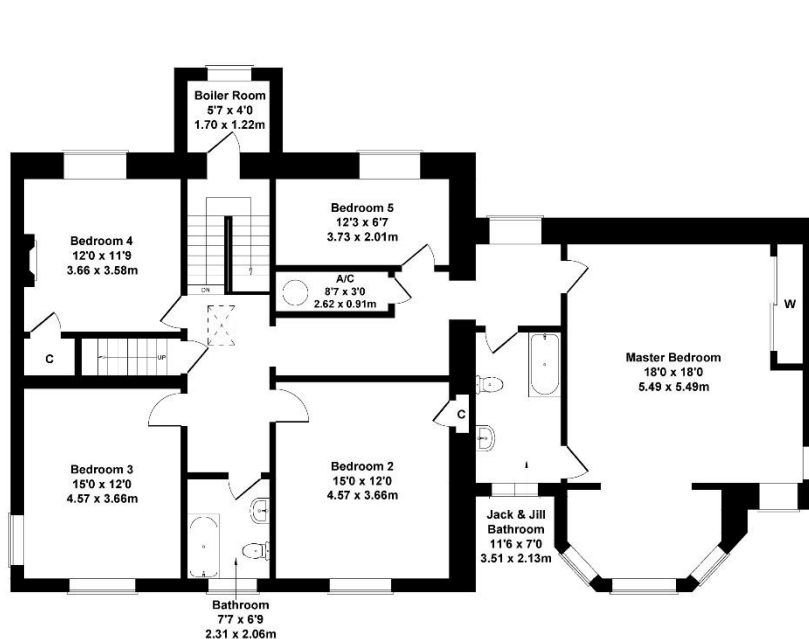
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will 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 • Viewings by appointment only.



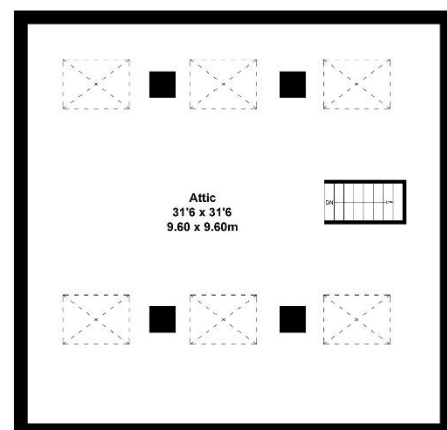
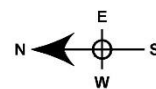
CELLAR

GROUND FLOOR

Eden Bank, Kirkby Stephen



FIRST FLOOR



ATTIC

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.

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