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"For Sales In The Dales"



Mousegill, Barras

- Peaceful Hamlet & Accessible
- Stunning Panoramic Rural Views
- Approx. 7 Acres Including Woodland
- Private Woodland with Charming Log Cabin
- Detached Barn Conversion
- Extensive Lawned & Fenced Gardens
- 3 Generous Double Bedrooms
- 2 Reception Rooms
- Ample Parking For Multiple Vehicles
- Stable Blocks & Outbuildings
- Great Opportunity For Equestrian / Small Holding Property

Postcode: **CA17 4ET**

Tenure: **Freehold**

Council Tax Band: **E**

Energy Efficiency Band: **D**

Local & Planning Authority:
**Westmorland and Furness
Council**

Guide Price £725,000 - £750,000



Mousegill is a charming, detached property set within seven acres of land, located in the peaceful hamlet of Barras, near Kirkby Stephen.

Barras is a charming and picturesque hamlet located on the edge of the Yorkshire Dales National Park. The nearby market town of Kirkby Stephen, approximately 7 miles away, offers a comprehensive range of amenities, including primary and secondary schools, a supermarket, a doctor's surgery, a train station, cafes, and more. The property also benefits from convenient access to major road networks, including the M6, A66, and A1, providing excellent connections to surrounding towns and cities.

Believed to date back to the 1800s, Mousegill was originally a barn and takes its name from the beck that flows from the top of the fell. The property was sympathetically converted in the late 1990s, preserving many original character features, including numerous windows that flood the space with natural light.

The accommodation is generously proportioned and offers a highly functional layout. The ground floor comprises a spacious and welcoming hallway, featuring an impressive staircase. Off the hallway, there is a cosy living room with a gas fire and dual-aspect windows. Additionally, the property boasts a formal dining room, a well-equipped kitchen diner, and a separate utility room. Upstairs, the property offers three generously sized double bedrooms, one of which benefits from an en-suite shower room. A spacious family bathroom and a large hallway, which could easily be adapted into a home office, complete the upper floor.

Externally, the property is surrounded by extensive gardens, predominantly laid to lawn and enclosed by fencing. The seven acres of land are located primarily to the north and east of Mousegill, and are divided into various paddocks, which have been used for equestrian purposes. There is also a small woodland area, planted in 2000, which contains a log cabin.

To the rear of the property, there is a substantial parking area with space for several vehicles, as well as a large stable block featuring three separate stables, a workshop, a tool shed, and a machinery shed.

Mousegill presents a unique opportunity to acquire a smallholding in a truly spectacular yet easily accessible location.

GROUND FLOOR

Front Porch UPVC door into porch. Tiled flooring. Glazed wooden door into the hallway. Window to the front overlooking the hills and beyond.

Hallway Spacious hallway. Carpet. Under stairs storage cupboard. Radiator.

Living Room Large living room. Fitted carpet. TV point. Large Inglenook fireplace housing LPG gas fire. Two radiators. Four windows overlooking three aspects all with superb views.

Dining Room Fitted carpet. Radiator. Two large windows over dual aspects both with views.

Cloakroom Fitted carpet. W/C. Basin. Extractor fan. Towel rail. Radiator.

Utility Room Vinyl flooring. Good range of base units with complimentary worktops. Worcester oil boiler. Plumbing for washing machine. Stainless steel sink. Wooden glazed door to rear porch.

Rear Porch UPVC glazed door into porch. Vinyl flooring. Two windows over dual aspects looking to the rear of the property and hills beyond.

Kitchen/Diner Tiled flooring. Ceiling downlights. Good range of wall and base units with complimentary worktops. One & a half bowl stainless steel sink. Newly integrated appliances - dishwasher, fridge freezer, oven, hob and extractor hood. Radiator. Two windows over dual aspects with views.

FIRST FLOOR

Stairs/Landing Fitted carpet. Turned staircase with large arched window with amazing views. Lovely wide landing with room for a home office. Internet and telephone point. Large airing cupboard with storage. Large window to the front and smaller window to the side.

Bedroom One Large double bedroom with en-suite shower room. fitted carpet. Loft access (boarded and insulated). TV point. Two radiators. Two windows over dual aspects.

En-suite shower room. Vinyl flooring. Storage cupboard. W/C. Basin. Shower cubicle with fully tiled walls. Extractor fan. Radiator. Window with views.

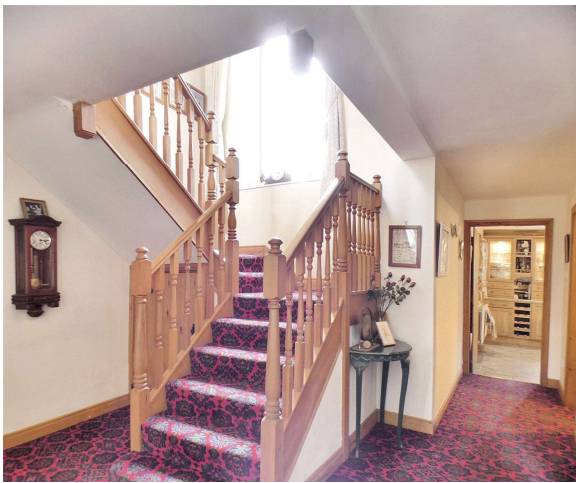
Bedroom Two Rear double bedroom. Fitted carpet. Exposed beams. Radiator. Two windows over dual aspects.

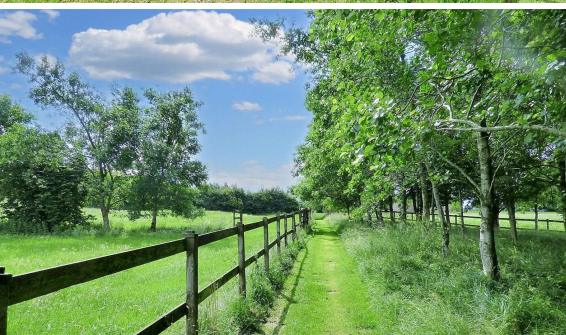
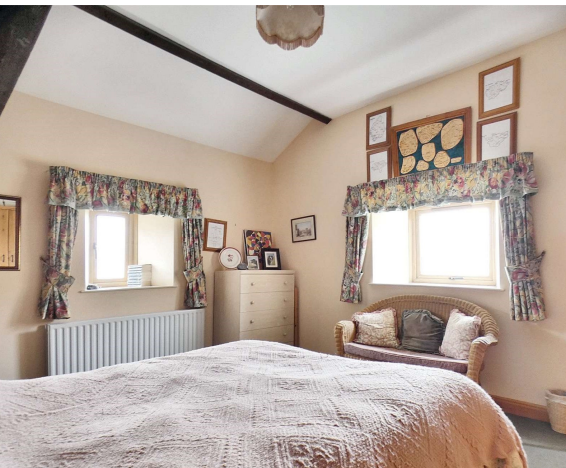
Bathroom Large family bathroom. Vinyl flooring. Exposed beams. W/C. Basin. Large bath. Three fully tiled walls. Radiator. Window to the rear overlooking the stables.

Bedroom Three Double bedroom. Fitted carpet. Exposed beams. Large, fitted wardrobe. Radiator. Two windows over dual aspects.

OUTSIDE The property is approached by a lane from the main road. The lane to the railway bridge is an adopted road and after the bridge it is a private lane. This upkeep of the private lane is shared with the neighbouring property.

Garden Low maintenance lawn gardens surround the property with long distance panoramic views.





Stable Blocks

There is a timber stable block to the rear of the property. This has been split to provide Three stables:

Two 12'x 12'

One 12' x 15'.

Tack room (10' x 12').

Workshop (10' x 12') & machine store (10' x 30')

These stables are equipped with power, water and lighting.

Land Approx. 7 acres of good land stretch to the North and East of the house.

The land has been split into four paddocks separated by post and rail fencing.

The paddocks have been used for horses.

Within the land is a small woodland area, this was planted in 2000. This area has a small timber cabin, an ideal woodland retreat.

Agents Notes

Oil fired central heating.

Septic tank drainage.

Mains water supply.

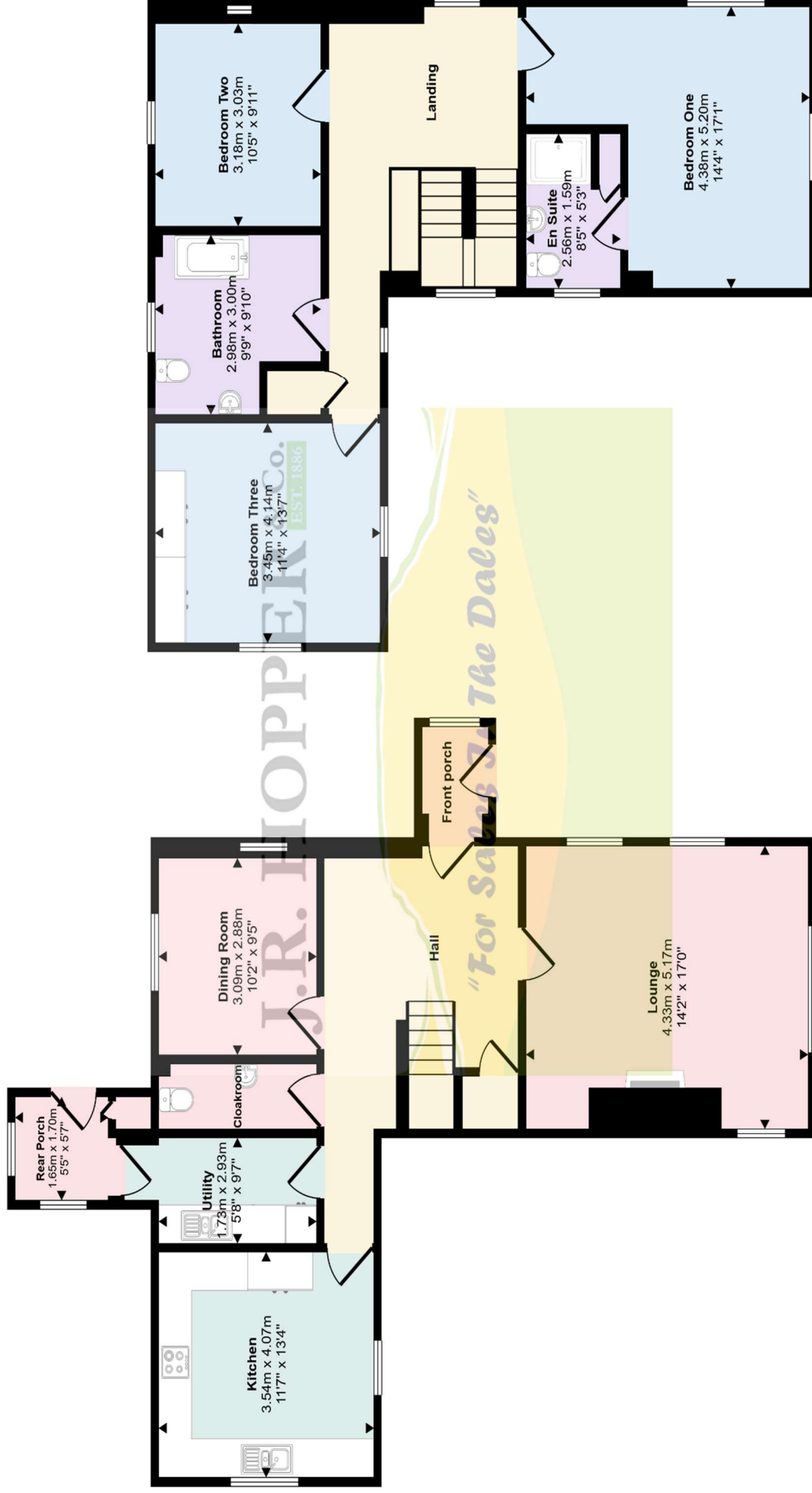
B4RN broadband.

Very low flood risk.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(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.

Approx Gross Internal Area
158 sq m / 1701 sq ft



Ground Floor
Approx 82 sq m / 879 sq ft

First Floor
Approx 76 sq m / 821 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.