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"For Sales In The Dales"



Fenham Barn, Soulby

- Spacious **2122 Sq Ft**, Semi Detached Barn Conversion with Lovely Views
- Pretty Village Location In The Eden Valley
- Flexible Layout Over Three Floors
- Open Plan Dining Kitchen
- First Floor Sitting Room with Stove
- **5 Double Bedrooms**
- House & En Suite Bathrooms
- Enclosed Rear Garden
- Long Distant Views
- Drive & Ample Parking
- Fantastic Family, Holiday Or Investment Property
- Ideal Work From Home Property

Postcode: **CA17 4PJ**

Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **C**

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

Guide Price: £390,000 - £420,000



Fenham Barn is a superb, semi-detached property set in the pretty village of Soulby in the Eden Valley, with lovely views. The village has an active community with a village hall, children's play park and walks in all directions.

The property is very well presented and in good decorative order, it benefits from having gas fired central heating and is double glazed throughout.

The market town of Kirkby Stephen is just 2 miles away, where there is a good selection of shops, pubs and restaurants, and is also on the scenic Settle to Carlisle railway line. The location is within easy reach by road or rail of The Yorkshire Dales National Park and the Lake District, with the M6 and A66 being a short drive away.

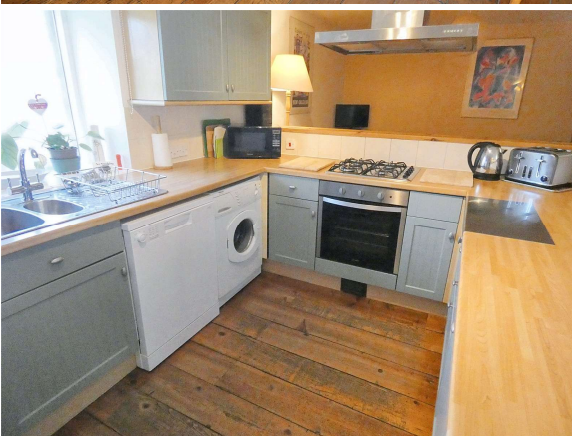
The house dates back to the 1840's and was converted from a barn by the current owners around 20 years ago. It has since been running as a very successful holiday let. Fenham Barn offers spacious accommodation with approx. 2122 sq. ft floor space, over the three floors. It would make a fabulous family home or a perfect work from home property with one floor solely dedicated for office space or studio.



The accommodation is spacious and flexible. On the ground floor the living space is open plan with a well-equipped fitted kitchen, large dining area and snug seating area. There is also a ground floor double bedroom with en suite. To the first floor is a large sitting room with a log burning stove and picture window which enjoys open views overlooking fields to the rear. There is also a double bedroom and Jack and Jill bathroom. Upstairs, to the second floor are a further three double bedrooms and a family bathroom.



Externally, to the front is a large gravel drive which provides ample parking and a turning space for several vehicles. To the side is a good sized lawned area with path to the rear and flower borders. At the rear is a good sized, pleasant, lawned garden with open views to the fields. There is also a shed and log store.



Fenham Barn is an excellent opportunity to purchase an up and running holiday let and would also be an ideal family, active retirement or work from home property.

Side Entrance Hall Cocoa matting flooring. Radiator. Space for coat hooks. Electric fuse box. Side door.

Cloakroom Ground floor WC. Polished wood floorboards. WC. Radiator. Wash basin. Frosted window to the side.



Open Plan Dining Area 15'2" x 12'3" (4.62m x 3.73m). Great, open plan living space. Solid wood floorboards. 2 Radiators. Double doors to the front. Window to the side.

Kitchen 15'4" x 8'6" (4.67m x 2.6m). Polished wood floorboards. Good range of fitted wall and base units. Stainless steel sink unit. Plumbing for dishwasher and washing machine. Integrated electric oven and gas hob with large extractor hood. Space for free standing fridge freezer. Gas central heating boiler. Window overlooking the rear garden.

Snug 12'2" x 9'9" (3.7m x 2.97m). Polished wood floorboards. TV point. Radiator.

Bedroom Five 11'7" x 9'9" (3.53m x 2.97m). Ground floor double bedroom. Fitted carpet. Radiator. Window to the front.

En-Suite Vinyl flooring. Shower cubicle. Wash basin. WC. Extractor fan.

Rear Entrance Hall Cocoa matting flooring. Radiator. Staircase with fitted carpet. Door to rear garden.

FIRST FLOOR

Landing Fitted carpet. Radiator. Telephone point. Window to the side.

Bedroom One 15'7" x 10' (4.75m x 3.05m). Large, master bedroom with Jack and Jill en-suite. Fitted carpet. Radiator. Large built-in cupboard. TV point. Two windows to the front.

Jack & Jill Bathroom 9'11" x 8'2" (3.02m x 2.5m). Vinyl flooring. Bath with electric shower over. Wash basin. WC. Radiator. Extractor fan. Frosted window to the side.

First Floor Sitting Room 22'1" x 13'5" (6.73m x 4.1m). Lovely, bright first floor sitting room. Fitted carpet. Radiator. TV point. Fireplace housing wood burning stove. Good, built in storage cupboard. Window & large picture window to the rear overlooking open fields.

SECOND FLOOR

Landing Fitted carpet. Two wall mounted radiators. Window with view to the side of the property. Airing cupboard housing hot water tank and shelving. Loft access.

Bathroom 8'7" x 8'3" (2.62m x 2.51m). Family bathroom. Vinyl flooring. Three piece white suite. Bath with electric shower over. Radiator. Velux window with lovely views.

Bedroom Four 16'8" x 12'1" (5.08m x 3.68m). Front bedroom. Fitted carpet. Exposed ceiling beam. Built-in wardrobe and shelving. Radiator. 2 Velux windows.

Bedroom Three 16'6" x 11'11" (5.03m x 3.63m). Large, rear bedroom. Fitted carpet. Exposed ceiling beam. Radiator. 2 Velux windows.

Bedroom Two 11'10" x 9'3" (3.6m x 2.82m). Rear double bedroom. Fitted carpet. Exposed ceiling beam. Radiator. Velux window.





OUTSIDE

Front/Parking Large, gravel drive to the front provides ample parking and turning space for several vehicles. Well established shrubbery and mature trees.

Side & Rear Gardens

Lawned garden to the side with flower borders.

Path to the rear of the property to an enclosed garden with dry stone walls, commanding lovely views over open fields to the rear. Shed and log store.

Services: Mains electric, gas, water and drainage.

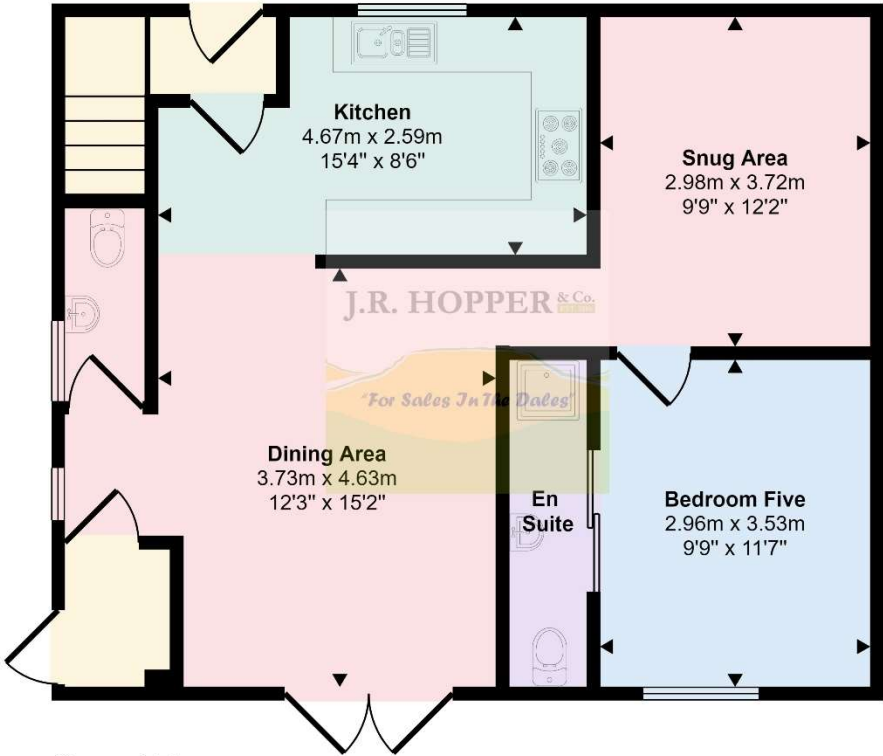
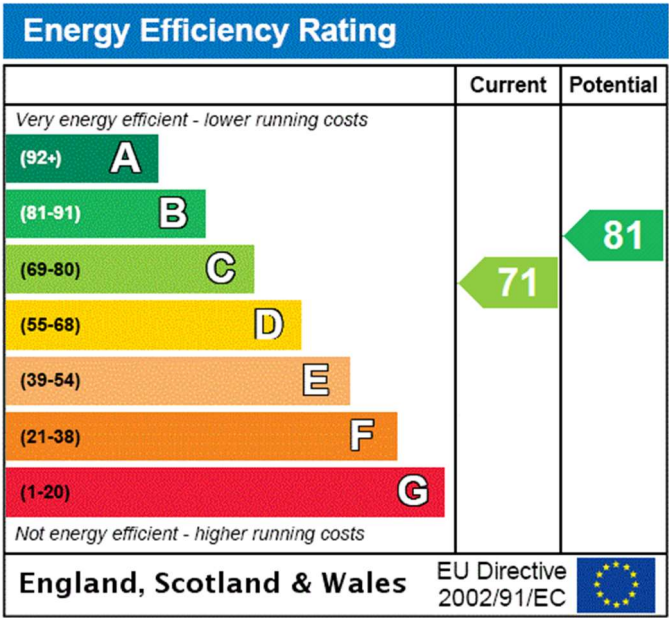
Agents Notes: Gate from next door is historic, no current access from neighbours.

Broadband: Superfast 67 Mbps.

Flood Risk: Very low, no history of flooding.



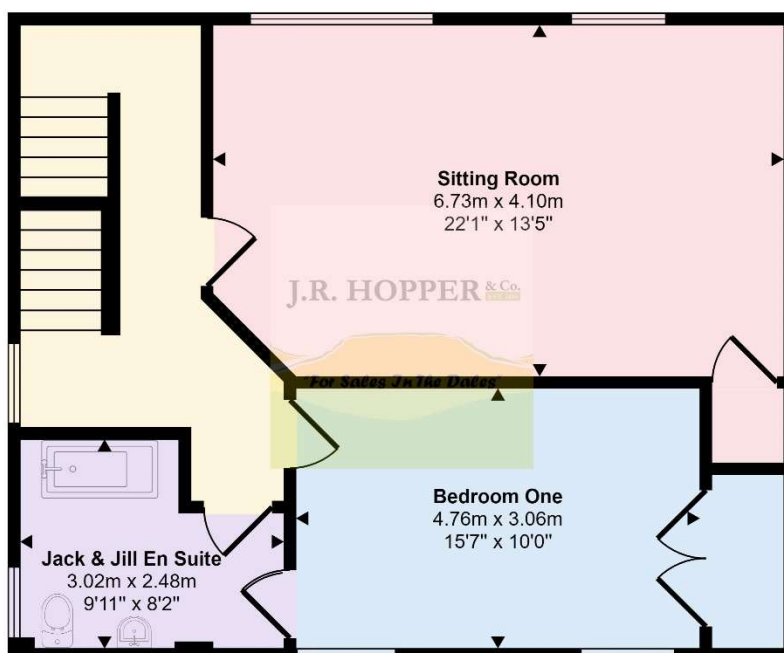
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will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



Ground Floor
Approx 65 sq m / 702 sq ft

Denotes head height below 1.5m

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.

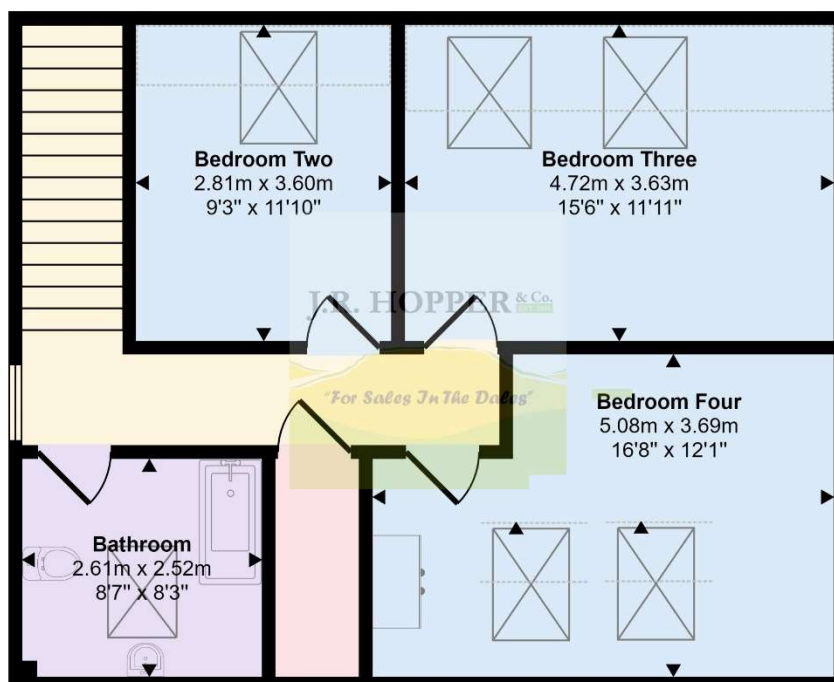


First Floor

Approx 66 sq m / 710 sq ft

 Denotes head height below 1.5m

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Second Floor

Approx 66 sq m / 710 sq ft

 Denotes head height below 1.5m

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