

Central Chambers
Market Place
Leyburn
North Yorkshire
DL8 5BD

J.R. HOPPER & Co. Est. 1886

www.jrhopper.com enquiries@jrhopper.com

Leyburn 01969 622936
Hawes 01969 667744
Settle 01729 825311
Kirkby Stephen 01768 258002

"For Sales In The Dales"



Kaber Chapel, Kaber

- Magnificent Detached Converted Chapel
- Superb Holiday Let, Family Or Professional Home
- Quiet Yet Accessible Village Location, In Beautiful Cumbrian Scenery
- 5 Double Bedrooms
- House & En-Suite Bathrooms
- Open Plan Living Accommodation
- Bespoke Kitchen with AGA
- Utility Room
- Sauna, Hot Toub & Indoor BBQ
- Ample Gravel Parking
- Excellent Lifestyle Business Opportunity

Postcode: **CA17 4EF**

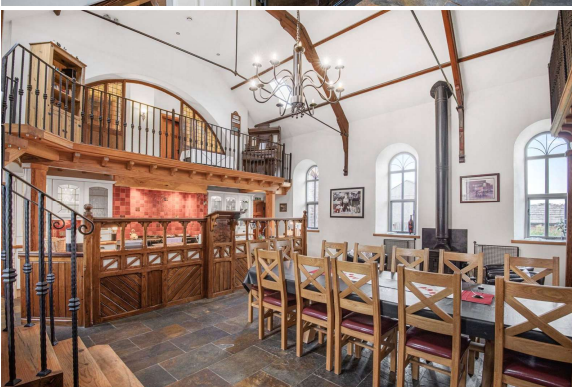
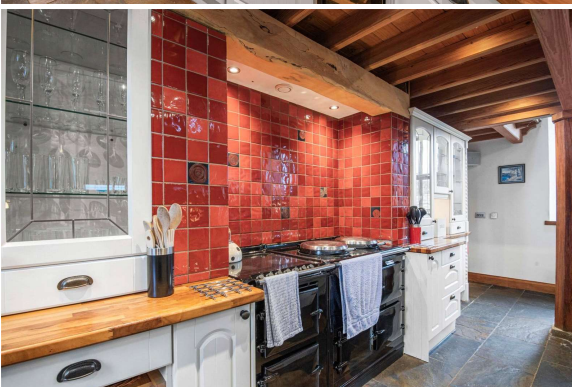
Tenure: **Freehold**

Council Tax Band: **TBC**

Energy Efficiency Band: **D**

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

Guide Price: £430,000 - £450,000



Kaber Chapel is a magnificent converted methodist chapel dating back to 1891. The property sits prominently at the top of the quiet village of Kaber with lovely, long distance views.

Kaber is just 3 miles from Kirkby Stephen, well placed for easy access to the Dales and the Lakes. Just 13 miles from J38 of the M6, and the trans-Pennine A66 is 2 miles away. There is also a train station at Kirkby Stephen, on the famous Settle to Carlisle line. Kirkby Stephen is a lovely town and 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 a weekly outdoor market and a thriving agricultural mart. There are also excellent sports facilities in town with cricket, football and Upper Eden rugby club.

Kaber is surrounded by open countryside and Kaber Chapel enjoys fantastic views of the surrounding hills. The Chapel was converted to a holiday let in 2007 and has recently had the planning restrictions lifted and can now also be a full-time residence, if desired.

The work was completed bringing a Scandinavian aesthetic to the interior, the then owner being related to descendants of the famous children's author Roald Dahl, of Norwegian descent. The present owners bought the property in 2013 and have since improved and refurbished further. Works included a new air source heat pump, new Finnish hot tub, indoor BBQ and EV point along with countless other smaller improvements.

The accommodation is flexible and spacious and retains original character features one would expect from a Chapel conversion including the original doors, beams, lectern and windows. On the ground floor is a large, open plan dining and kitchen area with a wood burning stove, this area is a very sociable entertaining space. The ground floor also offers three double bedrooms, one with an en-suite and the other two have use of private bathrooms. There is a sauna, hot tub and indoor barbeque. Upstairs is a deceptively large sitting room with arched windows and views towards the North Pennines. There is a mezzanine landing, complete with antique organ and a further two en-suite double bedrooms.

The Chapel is currently run as a lifestyle business but could easily be a family home or a home for a professional couple who want to work from home. The current owners advertise their property on their own website <https://kaberchapel.uk> and groupaccomadation.com It is currently promoted encouraging long weekend bookings, usually from groups of friends and family with single sex groups being discouraged. The business could be expanded by using agents for bookings, accepting full week lets and considering same sex groups.

Entrance Hall Traditional vestibule entrance. Tiled flooring. Ceiling down lights. Half panelled walls. Double external door. Double doors to living space

Utility Room Concrete flooring. Ceiling downlights. Cupboard housing fuse board. Hot water tanks. Hot water system. Plumbing for washing machine. Stain glass window to the front. Window to the side.

Open Plan Living Space Impressive, open plan room. Perfect entertaining space and dining room. Tiled flooring. Full height ceiling with original beams. Woodburning stove. Timber staircase to first floor. Three feature arch windows to each side.

Kitchen Bespoke kitchen incorporating the pulpit. Tiled flooring. Excellent range of wall and base units with a solid woodwork surface. Integrated wine cooler, microwave fridge and freezer. Double Belfast sink. Large electric Aga.

Bedroom Four Ground floor double bedroom. Laminate flooring. TV point. Stained glass window to the front feature full length window to the side with a lovely outlook.

Shower Room Ground floor wet room to be used as private shower room for bedroom four. Fully tiled walls and floor. Ceiling downlights. Water fall shower. WC. Glass wash basin. Shaving light.

Bedroom Three Ground floor en-suite bedroom. Laminate flooring. Wood panelled walls. Built in storage cupboards. TV point. Two windows to the side with a pleasant outlook.

En Suite Fully tiled flooring and walls. Shower cubicle. Wash basin. WC. Shaver light and mirror.

Shower Room/ Sauna Ground floor wet room. (used as en suite to bedroom five). Fully tiled floor and walls. Wood panelled ceiling. Ceiling downlights. Wash basin. WC. Shower. Large walk-in electric infrared sauna. Illuminated mirror. Shaver point.

Rear Hall Tiled flooring. Ceiling down lights. Built in cupboard.

Bedroom Five Ground floor double bedroom. Laminate flooring. Wood panelling. Built-in cupboard. TV point. Window to the rear overlooking the field to the fell beyond.

BBQ Tiled flooring. Wood panel walls. BBQ. Large electric hot tub. back door. Windows on three aspects with open outlook back door.

FIRST FLOOR Split staircase.

Sitting Room First floor mezzanine sitting room. Laminate flooring. Original beams. TV point. Two Velux windows. Three feature windows to the front overlooking the village with the Pennines in the distance.





Landing Mezzanine landing. Laminate flooring. Wrought iron railings. Original feature panelling. Velux windows.

Bedroom one Double en-suite bedroom. Laminate flooring. Partial wood panelling Velux window. TV point. Feature whirlpool bath. Built-in cupboard. Window to the rear with an open outlook.

En Suite Spacious fully tiled wet room. Feature timbers. Glass wash basin. WC. Illuminated mirror. Waterfall shower. Ceiling down light. Velux.



Bedroom Two Good double bedroom. Laminate flooring. Feature exposed timbers. Wood panelling. Built in cupboard. TV point. Window to the rear with an open outlook.

Wet Room En suite wet room. Fully tiled. wash basin. Shower. WC. Velux.

OUTSIDE

Parking Ample gravel parking for 4/5 vehicles which is ideal for the current holiday let but also provides great flexibility in creating an enclosed front garden with ample parking if a residential home. EV charging point.

Front Small flagged patio to the front, enclosed by wrought iron railings.

Side Parking/ Garden Gravelled area to side of Chapel House which could be extra parking or an additional garden with beautiful views of the surrounding hills.

AGENTS NOTES The property is running as a successful holiday let, accounts available upon request.

Contents, fixtures and fittings can be available by separate negotiation.

The property was converted with planning approval for holiday use only but has been since given permission to now be a residential home too.

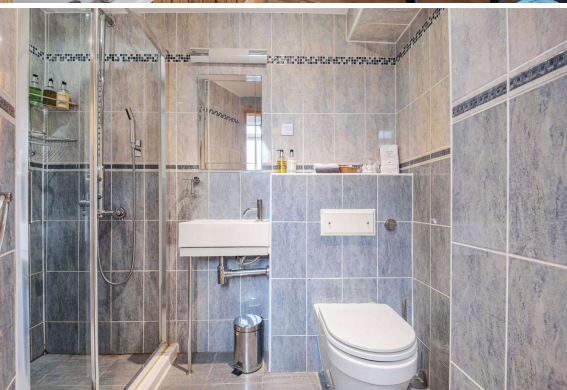
Services

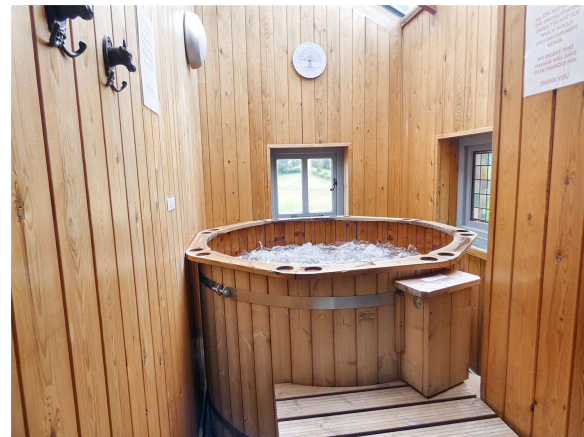
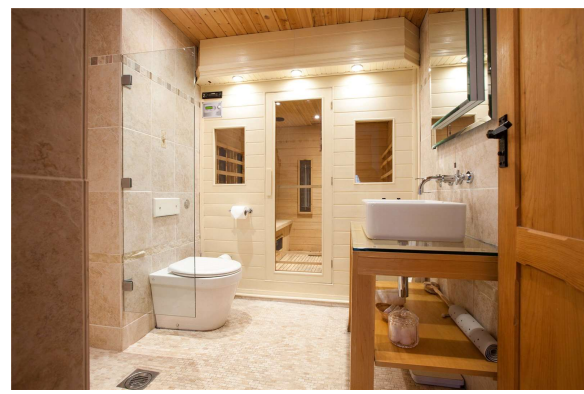
Air source heating.

Main water, electric and sewerage.

Flood Risk: Reported as very low, with no history of flooding.

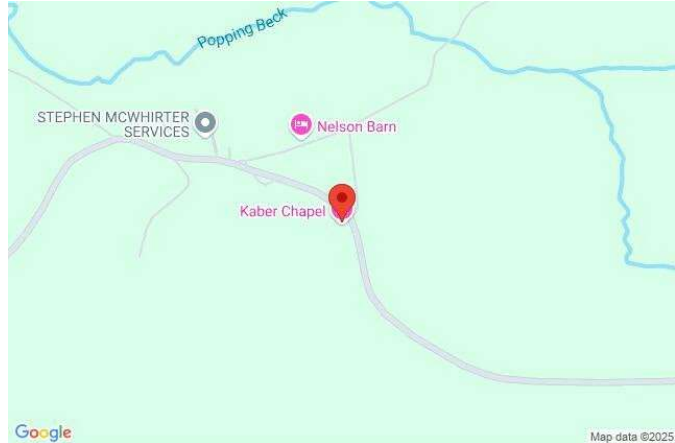
Broadband: Basic 24 Mbps.



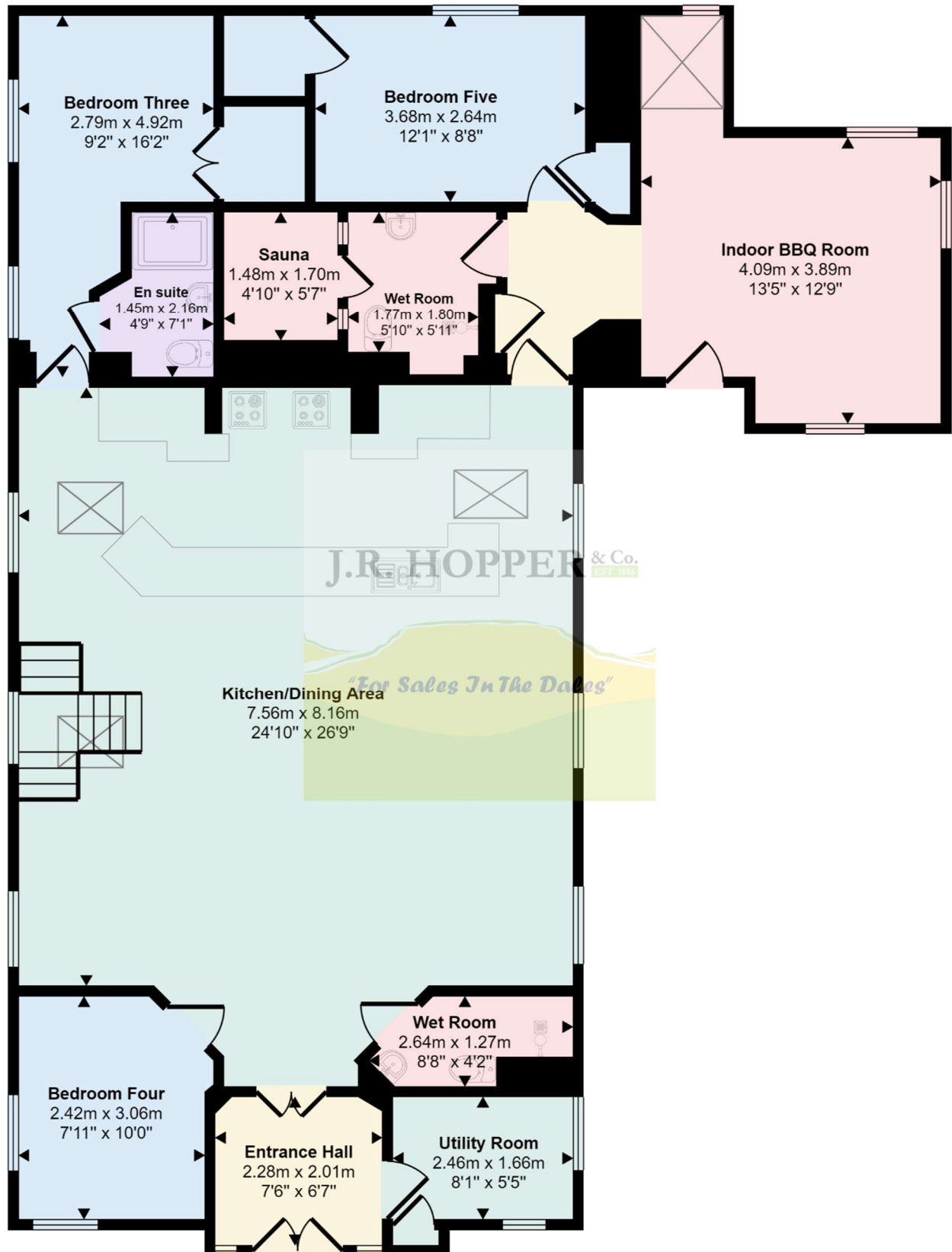




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



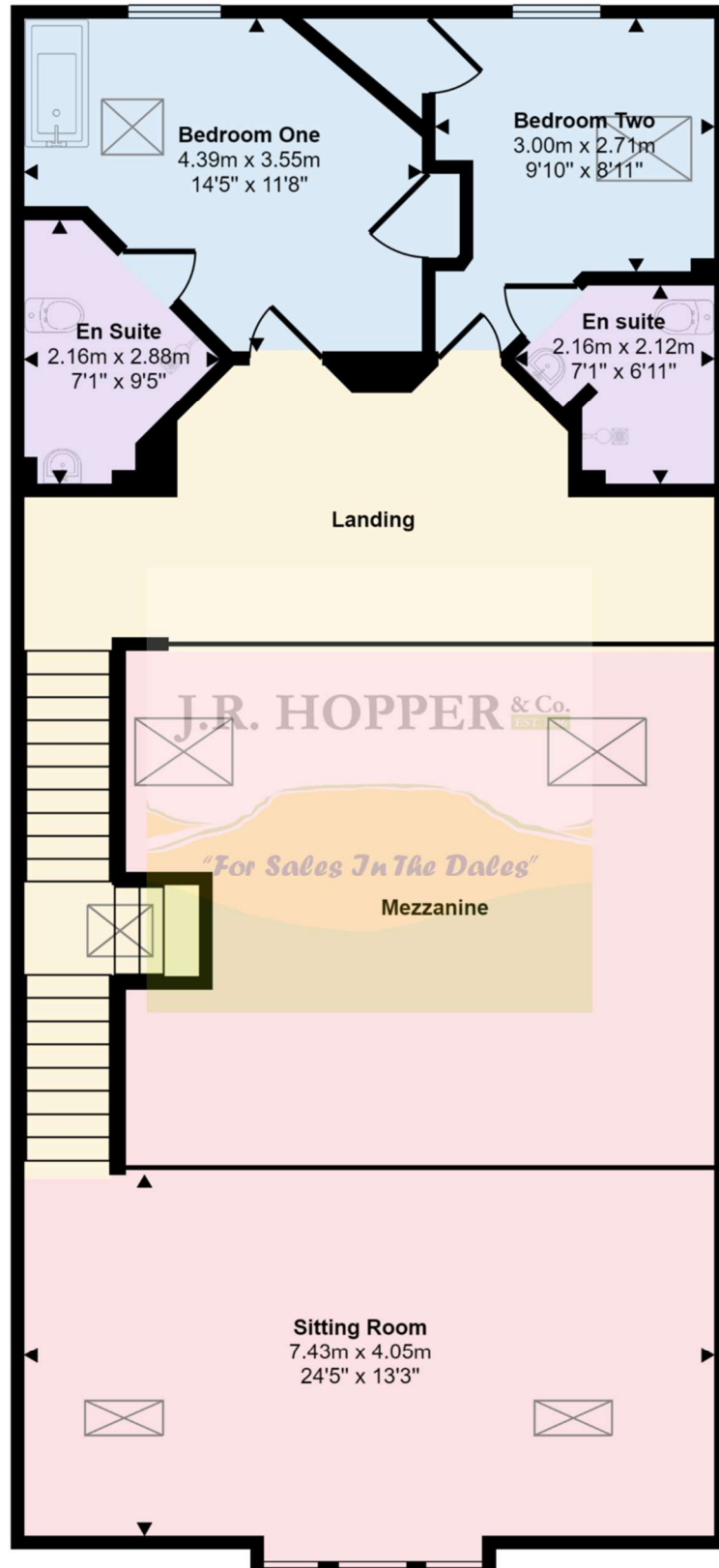
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will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



Ground Floor

Approx 148 sq m / 1591 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.



First Floor

Approx 88 sq m / 950 sq ft

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