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*"For Sales In The Dales"*



## The Granary, The Old Mill, Warcop

- Recently Modernised First Floor Apartment
- Single-Level Living & Access
- Quiet Village Location
- 2 Double Bedrooms
- House Bathroom & Space For En Suite
- Large Living Room
- Newly Fitted Kitchen
- New Modern Night Storage Heaters
- PV Solar Panels
- Private Off Road Parking Area
- Ideal for First Time Buyers or Buy To Let

Postcode: **CA16 6PD**

Tenure: **Leasehold**

Council Tax Band: **C**

Energy Efficiency Band: **C**

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

**Guide Price £135,000 - £145,000**





The Granary is a recently modernised, first-floor apartment with all accommodation on one level and easy access, this home is well-suited for buyers looking for step-free living.

Warcop sits in the North Pennines, an area of outstanding natural beauty, mid-way between Appleby and Brough. There is a good community with pub, village hall, a respected Church Of England primary school and day nursery. Secondary schools are in the nearby market towns of Kirkby Stephen and Appleby In Westmorland, under 6 miles, where there is a wide range of shops, pubs, medical and sporting facilities and Kirkby Stephen, less than 5 miles. The location offers great travel links via road to the A66 & M6 and mainline rail via the Settle- Carlisle line, the nearest station being at Appleby.



The first-floor apartment with level access, offering all accommodation on one level has recently been modernised, works include a new kitchen, bathroom, wall insulation, installation of photovoltaic solar panels and new night storage heaters. The property has been redecorated throughout.



The accommodation is spacious and bright, there is a large sitting room with dual aspect windows and a well fitted modern kitchen. There is family bathroom and two double bedrooms, the master has an en suite WC which you could easily create into an en suite shower room.

Outside, is a small space for potted plants by the door. Steps lead down to the gravel parking area.

The Granary is a perfect bolt hole, investment property or starter home.



**Entrance Hall** Spacious entrance hall. Fitted carpet. Modern night storage heater. Telephone point. Loft access. Front door.

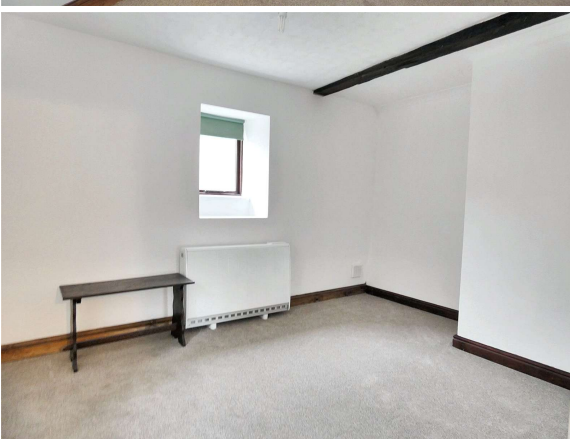
**Hall** Fitted carpet. Coved ceiling. Exposed beams. Airing cupboard. Loft access to insulated loft space.

**Living Room** Large living room. Fitted carpet. Exposed ceiling beams. Modern night storage heater. Electric panel heater. Dual aspect windows.

**Kitchen** Vinyl flooring. Newly fitted kitchen with integrated electric hob, oven and extractor fan. Stainless steel sink unit. Electric panel heater. Window with a stone window sill.

**Bedroom One** Rear double bedroom. Fitted carpet. Ceiling beam. Modern night storage heater. Electric panel heater. 2 Windows to the rear.

**En Suite** Large, en suite WC. Vinyl flooring. Exposed ceiling beam. Wash basin. WC. Electric wall heater. Could easily create a full en suite shower room/ wet room.



**House Bathroom** Non slip flooring. Exposed ceiling beam. Bath with electric shower over. Wash basin. WC.

**Bedroom Two** Front double bedroom. Fitted carpet. Modern night storage heater. Windows to the side and front.

**OUTSIDE**

**Parking** There is a large gravel parking area at the bottom of the stone stairs. The Granary owns half of the car park (the far side).

**Additional Information**

**Broadband**

Basic 4 Mbps | Superfast 80 Mbps

**Flood Risk**

Medium | No history of flooding

**Lease Information**

Lease Start Date: 9 September 1999

Lease Length: 999 years

Lease End Date: 9 September 2998

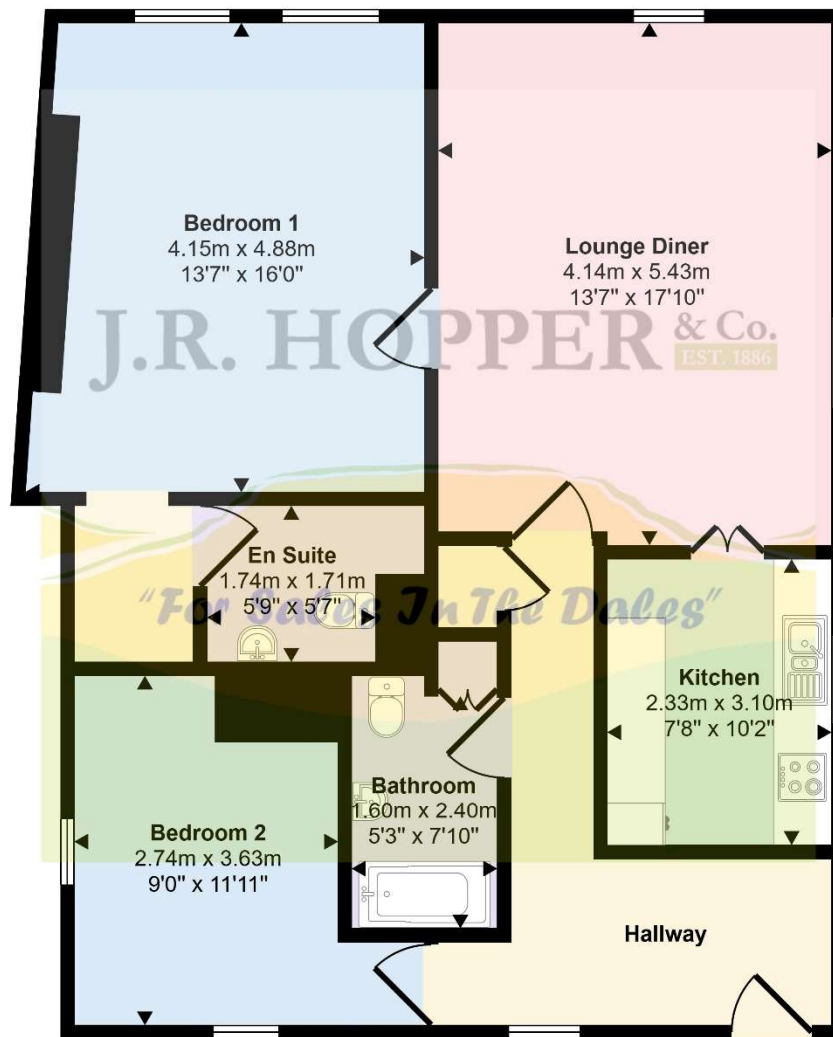
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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  
85 sq m / 914 sq ft



Floorplan

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.