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"For Sales In The Dales"



2 Stonehill Mews, Kirkby Stephen

- Deceptively Spacious Cottage
- Quiet, Yet Central Location
- Spacious Living Room
- Large Family Dining Kitchen
- Two Good-Sized Double Bedrooms
- House Bathroom
- Convenient Off-Street Parking
- Excellent Opportunity for First-Time Buyers or Investors
- Chain Free

Postcode: **CA17 4QR**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **E**

Local & Planning Authority:
Westmorland Council

Guide Price: £145,000 - £155,000



Situated in a quiet cul-de-sac within the charming market town of Kirkby Stephen, 2 Stonehill Mews is a deceptively spacious property offering well-presented accommodation and excellent access to local amenities and transport links.



Kirkby Stephen is ideally located just ten miles from Junction 38 of the M6, providing convenient connections to Kendal, Penrith, Appleby, and the Lake District National Park. The renowned Settle to Carlisle Railway runs nearby, and the town lies on both the Coast to Coast and Lady Anne's Way walking routes—making it a popular choice for outdoor enthusiasts. The town itself boasts a strong community spirit and a wide range of amenities, including highly regarded primary and grammar schools, independent shops, pubs, restaurants, a church, chapel, GP surgery, a traditional weekly market, and an agricultural mart.

The cottage sits on a private development, which was built in 1992. 2 Stonehill Mews benefits from double glazing throughout and modern electric heating.



The property offers generous living space throughout. On the ground floor, there is a spacious and welcoming living room along with a well-appointed dining kitchen. The first floor features two large, double bedrooms and a family bathroom.

Externally, the property benefits from a designated off-road parking space. There is space for potted plants and a small garden bench.

2 Stonehill Mews represents an ideal opportunity for first-time buyers or investors alike and is well worth an early viewing.



GROUND FLOOR

Entrance Hall Fitted carpet. Staircase. Composite external door.

Dining Kitchen Good sized kitchen diner. Vinyl flooring. Coved ceiling. Good range of base units with complimentary worktops. Stainless steel sink with double drainer. Integrated electric oven and hob. Large understairs cupboard. Electric radiator. Two windows over dual aspects.

Living Room Spacious reception room. Fitted carpet. Coved ceiling. TV point. Radiator. Large window to the front.

FIRST FLOOR

Stairs/Landing Fitted carpet. Coved ceiling. Airing cupboard. Electric radiator. Frosted window.

Bedroom One Large double bedroom. Fitted carpet. Coved ceiling. Radiator. Two windows over dual aspects.

Bathroom Vinyl flooring. Coved ceiling. Part tiled walls. W/C. Wash basin. Bath with electric shower over. Extractor fan. Electric radiator. Frosted window.

Bedroom Two Good, front double bedroom. Fitted carpet. Coved ceiling. Loft access. Built in wardrobe. TV point. Electric radiator. Two windows to the front with a pleasant outlook.

OUTSIDE Use of communal washing line. Shared bin store.

Parking Designated parking space within the courtyard.

AGENTS NOTES

Electric central heating throughout the property.

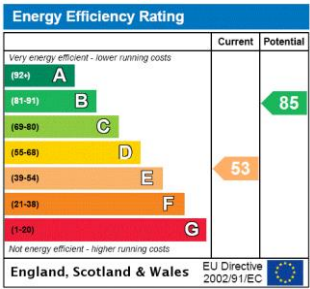
Mains water and drainage.

Conservation area: Kirkby Stephen.

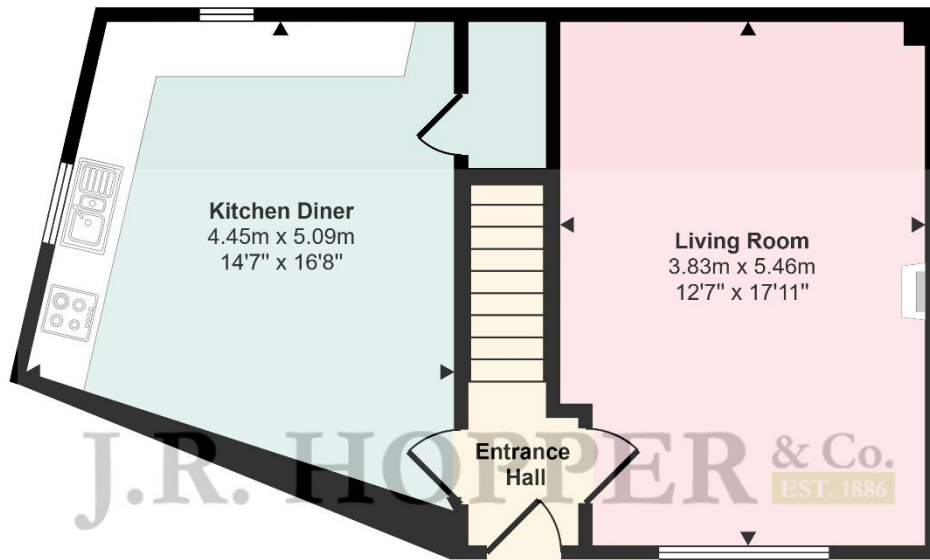
Very low flood risk.

Broadband: Basic 17 Mbps
Superfast 80 Mbps

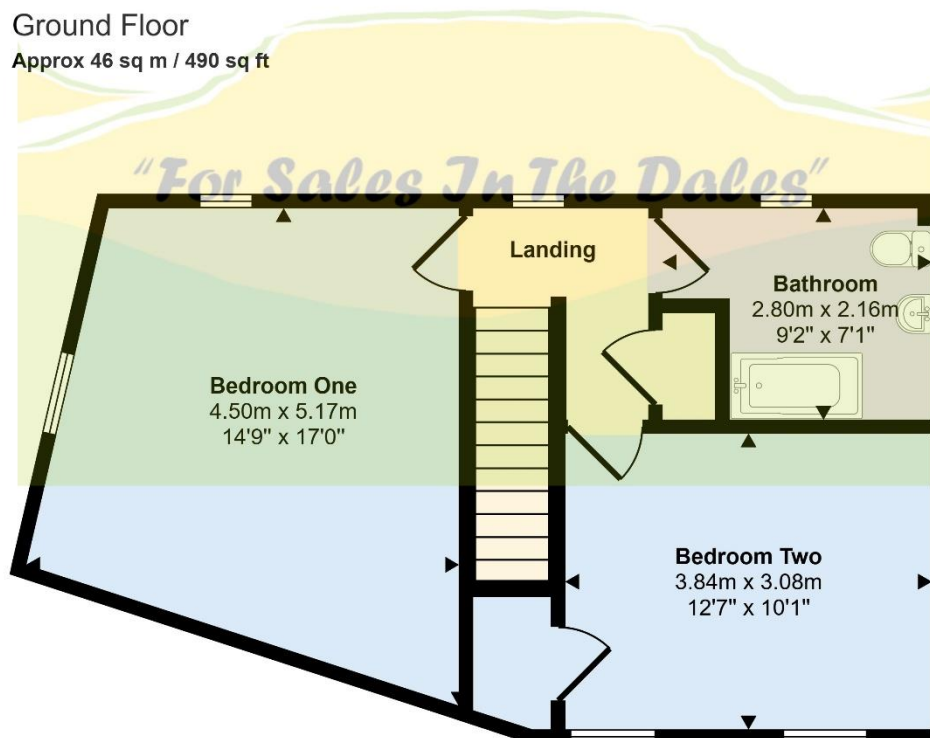
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will 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
90 sq m / 973 sq ft



Ground Floor
Approx 46 sq m / 490 sq ft



First Floor
Approx 45 sq m / 483 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.