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"For Sales In The Dales"



The Homestead, Kirkby Stephen

- Detached Dormer Bungalow In Convenient Location
- Well Appointed Kitchen
- Utility Room
- Dining Room
- Two Double Bedrooms One With En-Suite
- Shower Room
- Ample Off-Street Parking
- Front & Rear Gardens
- Chain Free
- Ideal Family Home, Holiday Retreat Or Investment Property

Postcode: **CA17 4SR**

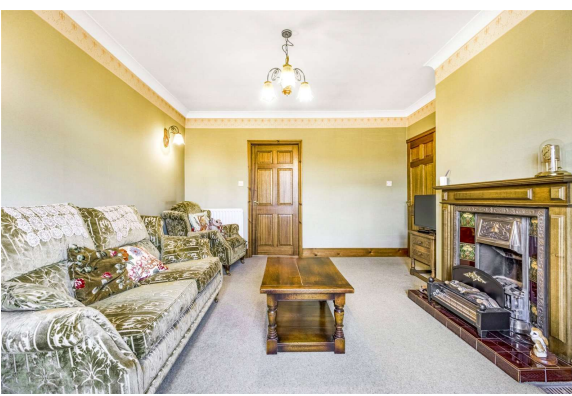
Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **F**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £300,000 - £340,000



The Homestead, Kirkby Stephen is a charming and spacious detached dormer bungalow, set within a generous plot in the picturesque market town of Kirkby Stephen.

Ideally situated just ten miles from Junction 38 of the M6, Kirkby Stephen offers excellent transport connections to Kendal, Penrith, Appleby, and the Lake District National Park. The town also benefits from proximity to the scenic Settle–Carlisle Railway and is crossed by both the Coast to Coast and Lady Anne’s Way walking routes—making it a popular choice for lovers of the outdoors.

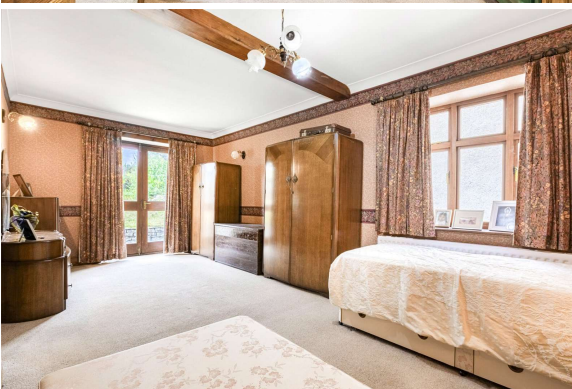


Kirkby Stephen boasts a strong sense of community and a comprehensive range of local amenities, including highly regarded primary and grammar schools, independent shops, traditional pubs, cafés and restaurants, a church and chapel, GP surgery, a weekly outdoor market, and a well-established agricultural mart.

The Homestead provides well-proportioned accommodation across two floors. The ground floor comprises a welcoming entrance hallway, a generously sized living room with a gas fire, a formal dining room, a well-appointed kitchen, separate utility room, a shower room, and a spacious master bedroom with en-suite. To the first floor is an additional large double bedroom.

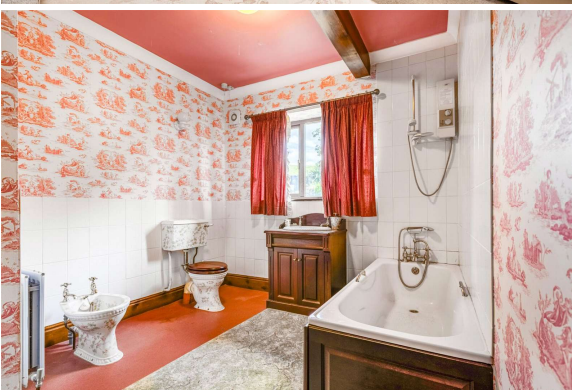


The property has been well maintained throughout, though the kitchen and bathrooms may benefit from modernisation to suit the purchaser’s personal taste.



Externally, the property is positioned on an extensive wraparound plot with well-maintained front and rear gardens. A large driveway provides ample off-road parking for multiple vehicles.

The Homestead would make a superb family home, a peaceful holiday retreat, or a sound investment opportunity.



Ground Floor

Entrance Hall Fitted carpet. Coved ceiling. Glazed external wooden door to the front.

Dining Room Spacious front room. Fitted carpet. Coved ceiling. Victorian cast iron fireplace with a gas fire. Radiator. Large bay window to the front.

Living Room Spacious living room. Fitted carpet. Coved ceiling. Victorian cast iron fireplace with a gas fire. TV point. Radiator. Large bay window to the front.

Kitchen Well-appointed kitchen. Vinyl flooring. Part tiled walls. good range of wooden wall and base units with tiled worktop. One and a half bowl stainless steel sink. Integrated electric oven and hob. Rayburn. Understairs cupboard. Velux window. Radiator. Window to the rear. Glazed external wooden door to the rear.

Utility Room Vinyl flooring. Wall and base units with worktop. Plumbing for washing machine. Built in storage cupboards. Velux window. Radiator. Window to the front. Glazed wooden external door to front.

Shower Room Vinyl flooring. Fully tiled walls. W/C, Wash basin with mirror above. Shower cubicle. Radiator. Frosted window the rear.

Bedroom One spacious rear double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to the side of the property. Double glazed external wooden doors to the rear.

En-suite Bathroom

Fitted carpet. Coved ceiling. Exposed beam. Part tiled walls. W/C. Bidet. Wash basin in vanity unit. Bath with electric shower over. Radiator. Window to the rear.

First Floor

Stairs & Landing Turned staircase. Fitted carpet.

Bedroom Two Large double bedroom. Fitted carpet. Pitched ceiling with exposed beams. Built in storage cupboards. Two radiators. Two windows over dual aspects.

Outside

Front Large enclosed low maintenance patio area with established flower beds.

Rear Large rear garden with summer house. Established hedges and flower beds. Patio area with seating. Path to the side of the property to the front.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

Parking Parking for multiple vehicles available on the driveway to the front of the property.

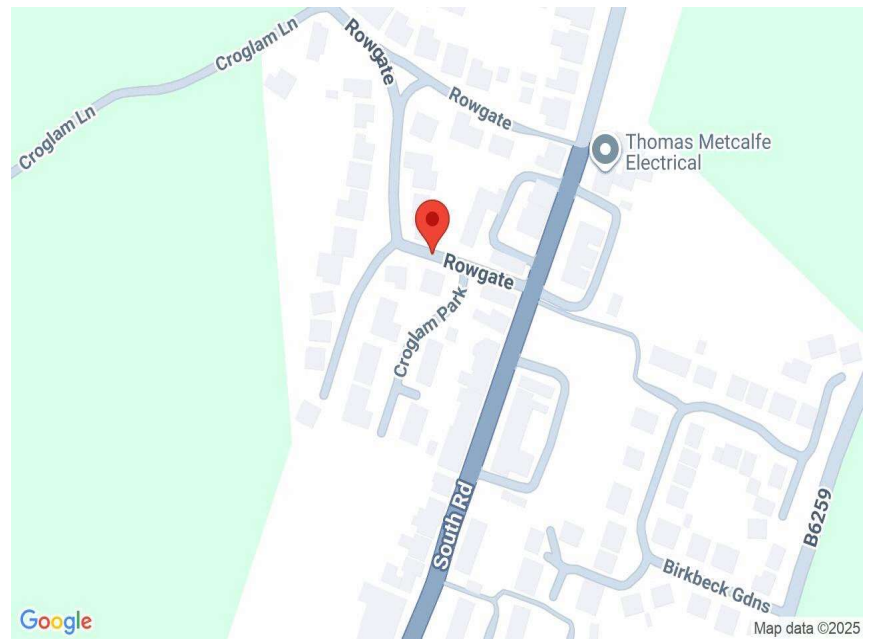
Covered Car Port Covered parking and storage for one vehicle.

Agents Notes Mains electric, water & drainage.

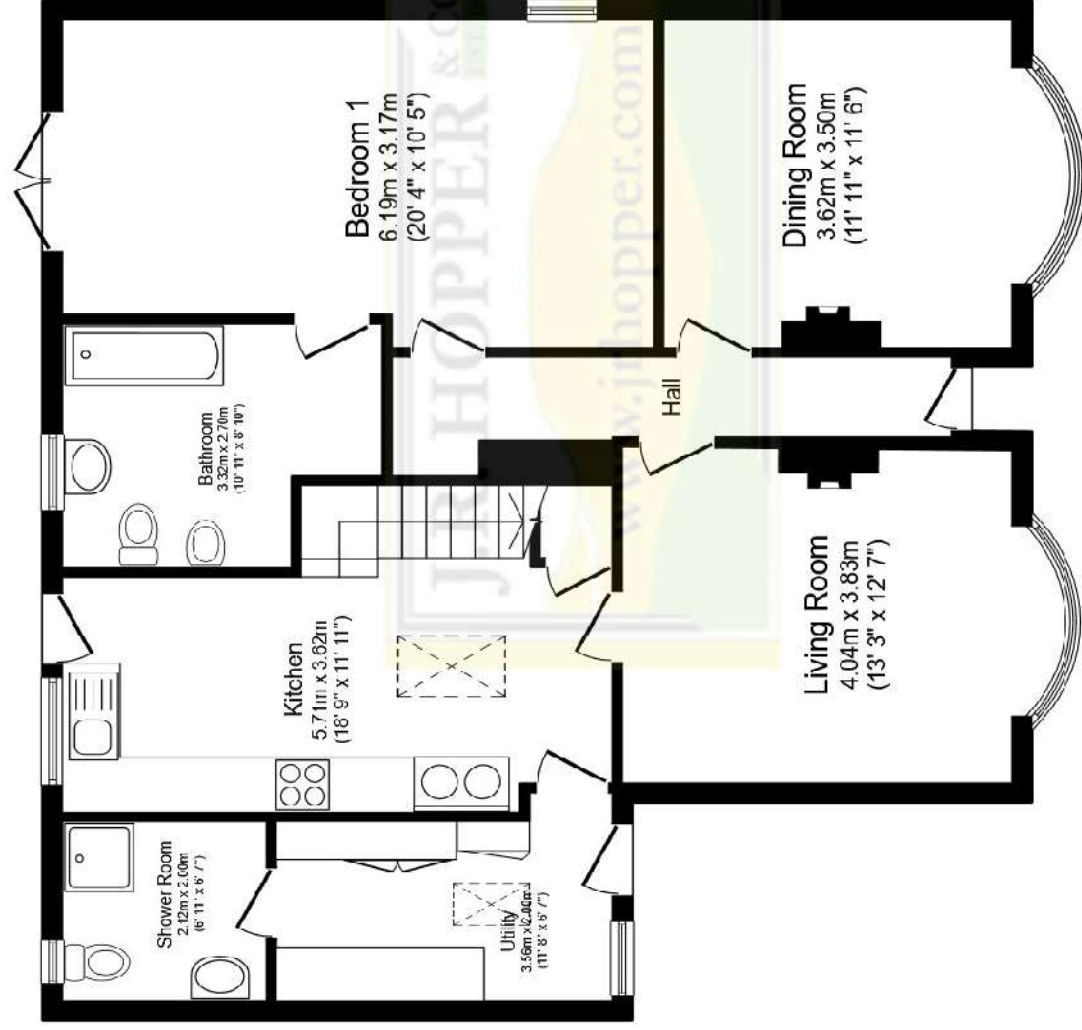
Mains gas central heating.

Flood Risk: Very low with no history of flooding.

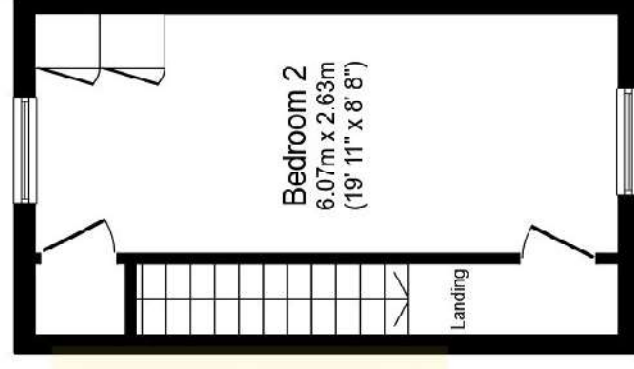
Broadband: Basic: 48 Mbps
Superfast: 57 Mbps



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.



Ground Floor



First Floor

Total floor area 120.2 sq.m. (1,294 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com