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"For Sales In The Dales"

Hilltop Barn, Newbiggin-On-Lune



- Character Barn Conversion
- Generous Living Accommodation
- 4 Double Bedrooms
- Fantastic Lounge with Exposed Beams & Multi-fuel Stove
- Traditional Country Kitchen
- Dining Room
- Utility
- Large Store Room
- Double Glazed
- Low Cost Central Heating
- Lawned Garden
- Suntrap Flagged Patio Area
- Ample Off Road Parking
- Quiet Location
- Fantastic Views
- Video Viewing Available

Rent: £1,200.00 pcm

Deposit: £1,380.00



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Planning, Commercial & Business Transfers, Acquisitions, Conveyancing,
Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



J. R. Hopper & Co. is a trading name for J. R. Hopper & Co. (Property Services) Ltd. Registered: England No. 3438347. Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L. B. Carlisle, E. J. Carlisle

Hilltop Barn, Newbiggin-On-Lune

DESCRIPTION

Hilltop Barn is a detached barn conversion, offering a wealth of character and charm.

The barn is situated on the outskirts of Newbiggin-on-Lune within the Eden Valley and Westmorland Dales National Park. The property is located close to the A685, and approx. a 5 miles drive from the M6 Motorway, for easy commuting.

The property is well presented and offers an abundance of character, with exposed stone walls, vaulted beamed ceilings and traditional stone features. The property also benefits from free biomass heating which is fuelled from the landlord's wood yard, located to the rear of the property. There is also a backup central heating boiler for the odd days that the biomass boiler is not active.

To the ground floor of the property there is a light and airy entrance hall, a spacious dining room which could also be used a fifth bedroom and a traditional country kitchen/diner with useful utility room. Additionally there are two double bedrooms, a modern shower room and a fantastic store room.

The first floor offers a tremendously large lounge with high vaulted ceilings, exposed beams and stone fireplace with a generous multi fuel stove. Double patio doors lead from this room to the suntrap balcony area. There are a further two double bedrooms, including the master suite, and two bathrooms.

Externally, to the front of the property, there is ample parking on the tarmac drive, a lawned garden and suntrap patio areas with exceptional views over the surrounding countryside.

This is a rare opportunity to rent a property of such size and condition.

GROUND FLOOR

ENTRANCE HALL

11' 10" x 8' 5" (3.61m x 2.57m) Light and airy entrance hallway. Tiled floor with underfloor heating. Vaulted ceiling with velux window. Built in storage area housing the oil fired boiler. Front door and windows to the side.

DINING AREA/ BEDROOM 5

15' 6" x 9' 1" (4.72m x 2.77m) Spacious dining room or additional fifth bedroom. Tiled floor with underfloor heating. Vaulted ceiling with velux window. Two windows to front and side.

KITCHEN/DINER

24' 6" x 10' 4" (7.47m x 3.15m) Fantastic country kitchen with dining area. Tiled floor. A range of bespoke wooden units with granite worktop. Electric range oven. Space for upright fridge freezer. Wood burning ESSE stove. Traditional stone slab shelf. Plumbing for dishwasher. Radiator. Window to front.

UTILITY

Space for washing machine and tumble dryer.

BEDROOM 1

17' x 13' (5.18m x 3.96m) Spacious double bedroom. Newly fitted carpet. Radiator. Wood panelled walls. Window to side.

Hilltop Barn, Newbiggin-On-Lune

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| BEDROOM 2 | Spacious double bedroom. Newly fitted carpet. Radiator. Wood panelled walls. Window to front. |
| STORE ROOM | 10' 2" x 4' 3" (3.1m x 1.3m) Large store room. Concrete floor. Wall and base units. Power and light. Electric meters. N.B: The two doors to side of property are not for access. |
| SHOWER ROOM | 6' 10" x 4' 1" (2.09m x 1.45m) Modern shower room comprising WC, wash basin and walk in shower. Fully tiled walls. Stained wood floor. |

FIRST FLOOR

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| LOUNGE | 24' 11" x 18' 1" (7.59m x 5.51m) Fantastic lounge with vaulted beamed ceiling. Newly fitted carpet. Feature fireplace with Multi fuel stove. Exposed stone wall. Radiator. Windows to side and rear. Double patio doors leading to suntrap flagged balcony. Ample Overhead storage. |
| SHOWER ROOM | 8' 1" x 4' 11" (2.46m x 1.5m) Shower room comprising WC, wash basin sat on bespoke wooden vanity unit and shower cubicle. Stained wood floor. |
| BEDROOM 3 | Good double bedroom. Newly fitted carpet. Radiator. Exposed stone wall. Window to front. |

MASTER SUITE

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| DRESSING ROOM | 17' x 10' 7" (5.18m x 3.23m) Newly fitted carpet. Partly exposed stone wall. Airing cupboard and under-stairs storage. Window to side and rear. Stairs to bedroom. |
| BATHROOM | 10' 5" x 7' 6" (3.18m x 2.29m) Ensuite bathroom. Stained wood floor. Large bath sat in stone surround with wood panels. WC. Wash basin sat on bespoke wooden vanity unit. Shower Cubicle. Radiator. Window to front. |
| BEDROOM 4 | Spacious double bedroom on mezzanine floor. Newly fitted carpet. Radiator. Exposed stone wall. Window to side with lovely views. Eaves Storage. |

OUTSIDE

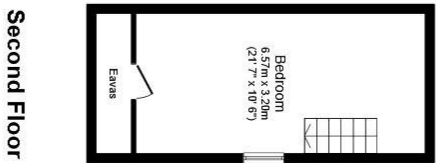
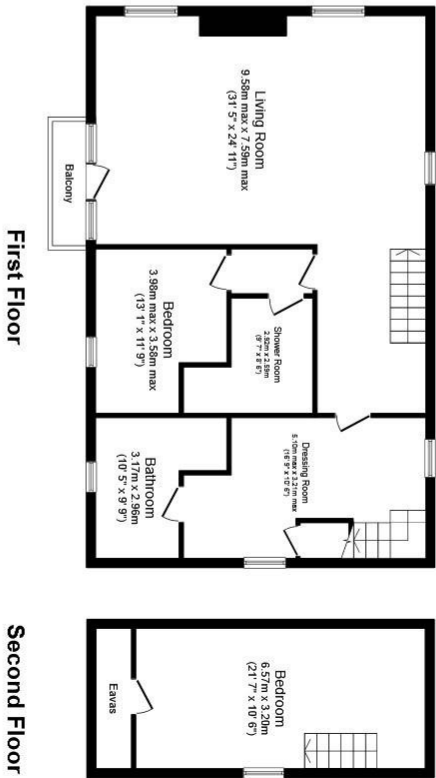
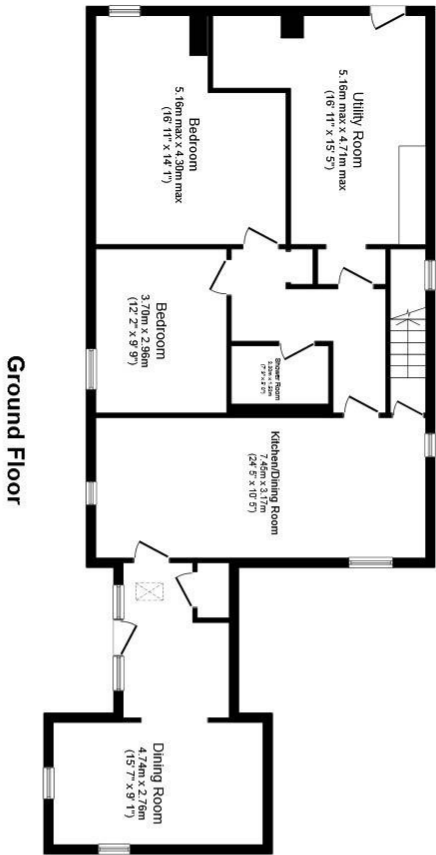
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| PARKING | Tarmac drive for two vehicles with side lawned area |
| RAISED PATIO | Doors to lounge, stone steps to lower patio, stone flagged floor, stone wall surround with wrought iron railings. |
| LOWER PATIO | Private stone flagged patio, archway leading to lawned garden area with high wall perimeter. |

ENERGY PERFORMANCE CERTIFICATE

Property: Hilltop Farm Barn, Newbiggin-On-Lune, Kirkby Stephen, Cumbria, CA17 4NB

Energy Efficiency Rating Current: 58 **Environmental Impact Rating Current:** 49

Hilltop Barn, Newbiggin-On-Lune



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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GENERAL

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| Photographs & Virtual Tours Viewing | Items in these photographs and tours may not be included in the sale. Ask for a video viewing first - In person viewings by appointment only. PPE must be worn at appointment. |
| Local Authority | Eden District Council. |
| Planning Authority | Yorkshire Dales National Park (01969 652349) |
| Council Tax Band | Band should be confirmed by the Purchaser prior to purchase. |

CONDITIONS OF RENTAL:

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| <ol style="list-style-type: none">1. PETS: Pets NOT permitted2. SMOKING: Strictly no smoking3. TENANCY AGREEMENT: The tenancy will be an Assured Shorthold Tenancy4. The property is to be occupied as a private dwelling and sub-letting is not permitted.5. INVENTORY: This is detailed in the listing above. Please ensure you notify the agent in your application, of any requests for change to the specified inventory.6. HOLDING DEPOSIT: Upon your successful application a Holding Deposit of the equivalent of 1 week's rent will be requested in order to proceed with your referencing. This will be considered part of your Tenancy Deposit, which will be requested after the referencing checks are complete. | <ol style="list-style-type: none">7. TENANCY DEPOSIT: The equivalent of 5 weeks' worth of rent will be taken as a deposit. This will be register with an Approved Tenancy Deposit Scheme within 30 days.8. REFERENCING: ID, Proof of Address, Employment, Income, Character & Landlord references will be required to be submitted along with your completed application form if your application is to be considered. The Landlord reserves the right to refuse entering into any Lease Agreement |
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APPLICATION PROCEDURE - In most cases the referencing procedure involves an online credit check and it can involve the personal contact of employers and past landlords. For referencing purposes, the gross household income should be at least 2.5 times the rent. (e.g. for a £600pcm property, the minimum acceptable gross household income should be £18,000). If, for any reason, you suspect that you will not pass the referencing process, let us know as soon as possible. In many cases, alternative arrangements can be made such as a guarantor or advanced rent. Please be aware, that some Landlords may not accept **pets, smokers, children or DSS**. Often this is due to their insurance; please check if you would be suitable before making a viewing.

DEPOSIT PROTECTION - J.R. Hopper & Co. is a member of the Deposit Protection Service. This is a government approved scheme in which all bonds are held by the DPS until the end of the tenancy. They will be released by mutual consent between landlord and tenant or will be distributed by an arbitrator, should there be any unresolved issues. There will be no interest payable on any bonds.

J. R. HOPPER & Co. - J.R.HOPPER & Co. is a trading name for J. R. HOPPER & Co. (Property Services) Limited, which is registered in England No 3438347. The registered office for the company is Hall House, Woodhall, Askrigg, Leyburn, North Yorkshire, DL8 3LB. Directors are L. B. Carlisle and E. J. Carlisle.

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