



| Little Musgrave | Kirkby Stephen | CA17 4PQ

Guide Price £975,000



david britton
ESTATES

Key features

- Wonderful 5 bedroom Home built in 2002 with around 3000 sqft of accommodation
- Detached One Bedroom Annexe
- Sat in around 7 acres of land
- Private position with gated driveway & parking
- Large garage with swimming pool
- 4 Bay open outbuilding
- Large detached stable block
- Accessible location near YDNP and LDNP
- Excellent local schools and amenities
- No onward chain

Introducing a remarkable rural residence in Little Musgrave, Kirkby Stephen which offers over 3,000 square feet across three floors, providing versatile layouts suitable for families, multigenerational living, or an active equestrian lifestyle. Built in 2002, this is a modern home with a characterful exterior so whether you're looking for a spacious family home, multi-generational living, a place to enjoy your hobbies, work from home, generate an income or a serene sanctuary, this property has it all.

In summary, Old Pond House is a wonderful 5-bedroom detached home encompassing privacy and seclusion while remaining easily reachable for everyday essentials. Suitable for countryside living or dedicated equestrian pursuit, with practical outbuildings and grazing area, the home combines generous interior living spaces with expansive outdoor facilities, including an annexe, stables, workshop, swimming pool, and 7 acres of grounds.

This is a unique blend of lifestyle, comfort, and flexibility, making it an ideal home for families or anyone seeking a peaceful retreat with ample space. With its spacious accommodation, stunning gardens and views, and

Location

The village of Little Musgrave sits in the Upper Eden Valley with the dramatic backdrop of the Howgill Fells. It has easy transport links to the A66 and a beautiful, picturesque outlook from all areas. Located close to the historic market towns of Appleby in Westmorland (around 7 miles away) and Kirkby Stephen (around 3 miles away) which provides shopping, leisure, cultural and educational amenities. Locally there are a number of highly regarded primary, secondary schools and Grammar Schools, both public and private, making this home ideal for growing families. The village is also positioned centrally between the Yorkshire Dales and the Lake District National Park making this a superb lifestyle opportunity for a buyer looking for a family home offering a flexible, country lifestyle in a private setting.

Services

Oil Central Heating in both main house and annexe
Mains electricity & metered water supply



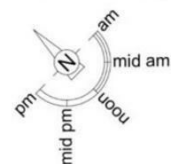


Old Pond House, Little Musgrave, Kirkby Stephen, CA17 4PQ

Approximate Gross Internal Area = 281.5 sq m / 3030 sq ft

Annexe = 81.1 sq m / 873 sq ft

Total = 362.6 sq m / 3903 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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