



Harcourt House Nateby Road, Kirkby Stephen, CA17 4QE

Guide Price £367,500

PFK

Harcourt House Nateby Road

The Property:

Harcourt House is a charming Edwardian terraced home, nestled within a cluster of historic Grade II-listed terraces on Nateby Road, in the picturesque market town of Kirkby Stephen. Spanning three storeys and offering over 1,900 square feet of well-proportioned living space, this four-bedroom property is rich in period features and strikes a perfect balance between timeless elegance and modern practicality.

The accommodation briefly comprises an entrance vestibule leading into an elegant hallway, two generous reception rooms, with the second opening into a garden room that enjoys views over the rear garden. The breakfast kitchen is situated at the rear of the property and provides access to the side lane, which runs from front to back and leads to the rear garden. There is also a ground floor shower room/wet room.

The first floor hosts three bedrooms, a family bathroom, and two additional WCs, while the second floor features a storage area leading to an attic room/bedroom.

Externally, the property has a forecourt garden to the front and an enclosed lawned garden to the rear, which provides access to stone outbuildings. At the foot of the rear garden is a barn/storage area, which in turn provides access to a substantial additional piece of garden/land—ideal for those who enjoy gardening or outdoor living and which also provides space for parking.

Harcourt House not only offers character, charm, and generous space, but also a tranquil setting in a sought-after location, just off Kirkby Stephen High Street. With its rare blend of historical beauty and practical living, this home is a true retreat in the heart of Cumbria.



Harcourt House Nateby Road

Location & directions:

Kirkby Stephen is a popular Upper Eden market town situated 4 miles from Brough/A66 trans-Pennine route and 12 miles from the M6 at Tebay/Junction 38, with Penrith, Carlisle and Kendal also being within commuting distance. The town provides a good range of everyday facilities including supermarket, hotels and public houses, primary and secondary schools and also benefits from a station on the scenic Settle-Carlisle railway line.

Directions

Kirkby Stephen can be easily accessed from the M6 and A66 via the A685. The property is located on Nateby Road, just off the traffic lights in the town centre. The property can be found on the left hand side.



- Edwardian terraced house
- Period features & character throughout
- Four beds, two rec rooms
- Garden, outhouses & generous veg plot
- Council Tax - C
- Tenure- Freehold
- EPC rating E

ACCOMMODATION

Entrance Vestibule

Accessed via part glazed wooden front door. With wood panelled walls and part glazed door giving access into the hallway.

Hallway

With decorative cornicing, mouldings and picture rail, stairs to the first floor with understairs storage cupboard, two radiators and doors giving access to the ground floor rooms.

Lounge

16' 10" x 14' 5" (5.13m x 4.40m)

(into bay) With period features including decorative cornicing, ceiling rose and picture rail, feature fireplace with tiled hearth and wood mantel housing an open fire with Baxi grate, radiator and large front aspect bay window.

Dining Room/Second Reception Room

13' 5" x 13' 1" (4.09m x 3.98m)

A rear aspect room with decorative cornicing, ceiling rose and picture rail, gas fire in an attractive wood surround, radiator and open access into the garden room.

Garden Room

8' 11" x 9' 7" (2.73m x 2.91m)

With wall mounted lighting, internal window into the kitchen and UPVC sliding doors giving access out to the rear garden.

Shower Room

Fitted with a three piece suite comprising concealed cistern WC, corner wash hand basin and wetroom style electric shower. Tiled walls, wall mounted panel heater and recessed ceiling spotlights.



Kitchen

10' 11" x 9' 0" (3.32m x 2.74m)

Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for undercounter fridge and plumbing for washing machine. Breakfast bar dining area, original built in cupboards, radiator, rear aspect window and door leading into the side passageway.

Side Passageway

Running from the front to the rear of the property and giving access into the garden. A useful clothes drying area with hanging rack and an ideal space for storing bicycles.

Half Landing

With decorative cornicing and ceiling rose, side aspect window, stairs continuing up to the first floor with steps leading to the bathroom, separate WC and a storage cupboard.

Bathroom

6' 11" x 8' 11" (2.12m x 2.71m)

Fitted with tiled shower cubicle (mains plumbed shower), wash hand basin set in vanity storage unit and wall mounted, mirrored cabinet. Dual aspect windows, panelled ceiling, part panelled walls, radiator and large, built in airing/storage cupboard.

WC

3' 3" x 4' 2" (0.98m x 1.27m)

With WC and side aspect window.

FIRST FLOOR LANDING

With decorative cornicing, doors to the first floor rooms and stairs to the second floor.



Bedroom 2

13' 5" x 11' 4" (4.10m x 3.46m)

A generous rear aspect double bedroom with decorative cornicing, radiator and two built in wardrobes.

Bedroom 1

16' 9" x 10' 9" (5.11m x 3.28m)

A spacious, front aspect double bedroom with decorative cornicing and picture rail, radiator, two built in wardrobes and large bay window.

Bedroom 3

11' 5" x 10' 6" (3.47m x 3.21m)

A further front aspect double bedroom with picture rail and radiator.

WC

10' 6" x 6' 10" (3.20m x 2.09m)

Fitted with WC and wash basin, rear aspect window and original staircase leading up to the second floor with understairs storage area.

Landing/Storage Area

A generous area with under eaves storage, single glazed skylight and door giving access to bedroom 4.

Bedroom 4

12' 9" x 11' 6" (3.89m x 3.51m)

A generous double bedroom with built in shelving and single glazed skylight.





EXTERNALLY

Garden

To the front, there is onstreet parking and a small walled courtyard garden area with flower beds. To the rear, there is an enclosed garden with lawn, raised beds and patio area. The property also benefits from 5 brick and stone outhouses, one of which is substantial in size, with a door leading out to a separate, large vegetable garden. (approx 100 sq yards (83.6 sq metres in size)). A right of way is in place for the neighbouring property across the vegetable garden, from Levens Close. Harcourt House has a right of way across Levens Close to access the vegetable garden from the rear.

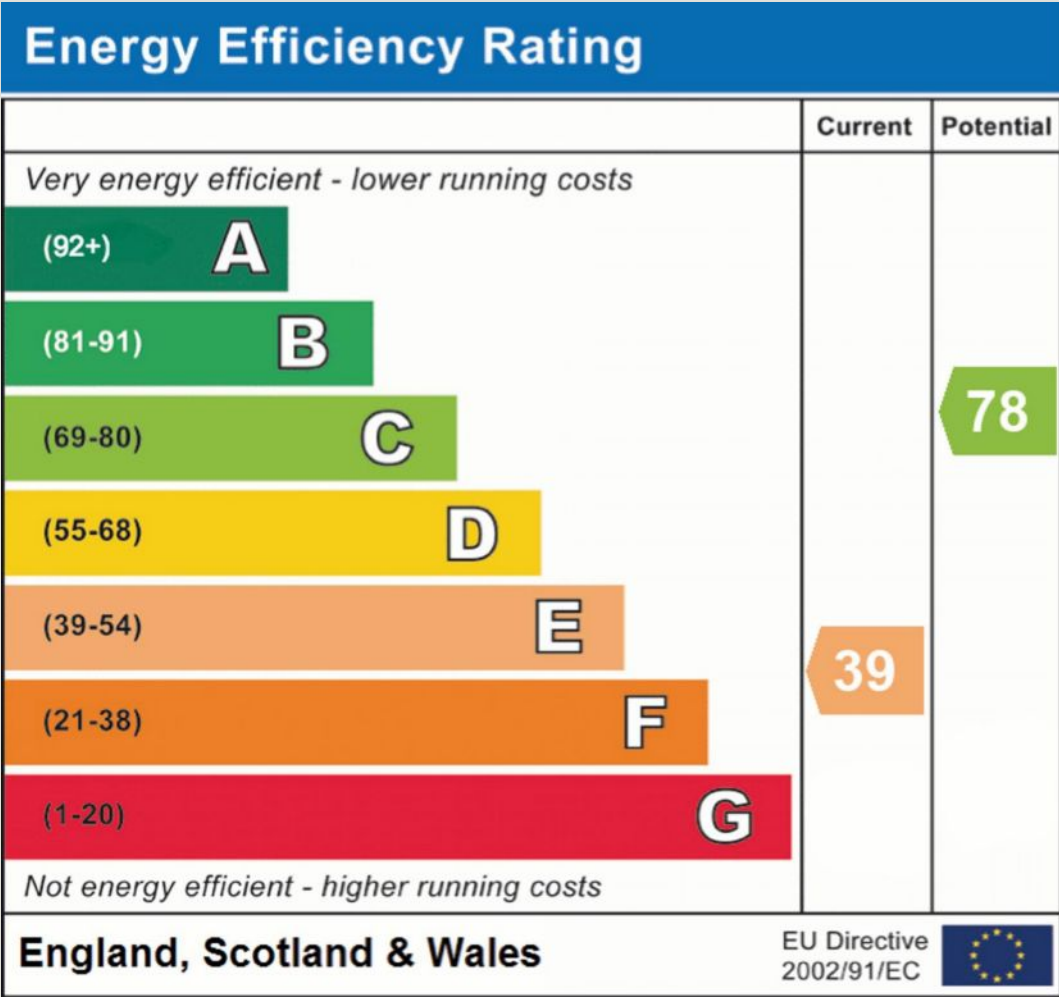
OFF STREET

1 Parking Space

The vendors solicitor has advised that the property benefits from a vehicular right of access around the rear of neighbouring properties to the garden where there is sufficient space for parking inside the boundaries of the owners title.







ADDITIONAL INFORMATION

Personal Interest Disclosure

Estate Agency Act 1979 Please be advised the seller is related to an employee of PFK Estate Agents.

Services

Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

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