



Fell View Barn, Kaber, CA17 4HZ

Guide Price £280,000

PFK

Fell View Barn

The Property

Fell View Barn is located in the peaceful hamlet of Heggarscales just outside the market town of Kirkby Stephen. It has been run as a very successful holiday let over recent years and can either be sold as a going concern or as a private, residential residence. Packed full of character, accommodation briefly comprises lounge, kitchen/diner and cloakroom/WC to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Enjoying open views to the rear, the patio and large lawned garden are perfect for summer evenings, with a walled garden to the front and ample private parking.

- Semi det barn conversion
- 2 double bedrooms
- Large garden
- Ample parking
- Open views
- EPC rating D
- Council Tax: Assessed for business purposes
- Tenure: Freehold





Fell View Barn

Location & Directions

Fell View Barn is situated in this peaceful and unspoilt area and as the property name suggests, has magnificent panoramic views of the local fells, along the Eden valley and the Pennines towards the Lake District with Blencathra on the horizon. Heggarscale lies 1.5 miles from the village of Kaber and a further 3 miles from Kirkby Stephen, which lies 12 miles from the M6 and 4 miles from the A66. It offers a wide range of facilities including a supermarket, shops, banks, hotels and public houses, primary and secondary schools and good sports facilities. The Lake District and Yorkshire Dales National Parks are on the doorstep, with Carlisle, Penrith and Kendal also within commuting distance.

Directions

Fell View Barn can be located by following the postcode CA17 4HZ or by using What3words [weary.handsets.eagles](https://www.what3words.com/weary.handsets.eagles).



ACCOMMODATION

Entrance Hall

Accessed via part glazed wooden front door. With ceiling beams, understairs storage cupboard, radiator, flagged flooring, front aspect window and doors giving access to the ground floor rooms.

Cloakroom/WC

Fitted with WC and wash hand basin, ceiling beams, radiator and front aspect window.

Kitchen/Diner

10' 8" x 13' 5" (3.24m x 4.08m)

A rear aspect room, fitted with a good range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for under counter washing machine and space for freestanding fridge freezer. Space for dining table and chairs, beams to the ceiling, wall mounted central heating boiler, radiator and part glazed door leading out to the rear garden.

Lounge

13' 1" x 14' 3" (3.98m x 4.34m)

A bright dual aspect reception room with patio doors leading out to the rear garden. Stairs to the first floor, feature stone fireplace housing a multifuel stove, beams to the ceiling, two radiators and flagged flooring.

FIRST FLOOR LANDING

Vaulted ceiling with beams and doors leading to the first floor rooms.

Bedroom 1

13' 7" x 14' 8" (4.15m x 4.46m)

A bright and spacious dual aspect double bedroom with vaulted ceiling and feature beams, and two radiators.





Bedroom 2

9' 7" x 13' 0" (2.91m x 3.95m)

A rear aspect double bedroom with vaulted ceiling and feature beams, radiator and walk in wardrobe.

Bathroom

9' 4" x 4' 7" (2.85m x 1.40m)

Fitted with a three piece suite comprising bath with mains shower over, wash hand basin and WC. Beams to the ceiling, tiled walls, radiator and dual aspect windows.

EXTERNALLY

Garden

To the front of the property, there is a walled front garden, laid to gravel with a pathway leading to the front door, and to the rear there is a large garden, mainly laid to lawn with patio seating area.

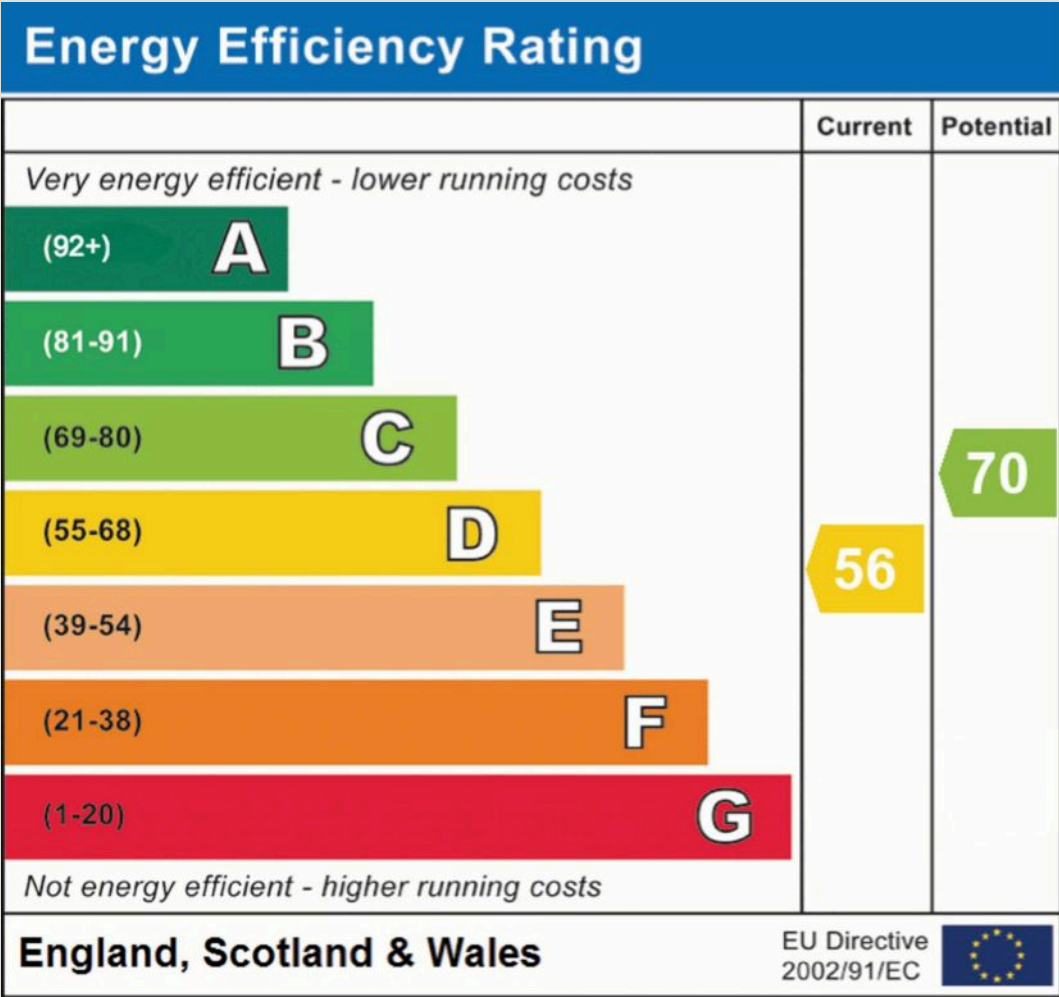
DRIVEWAY

3 Parking Spaces

Offroad parking for two to three cars is available on the driveway adjacent to the front garden, with a large gate leading through to the rear.







Please Note

Council Tax: Currently assessed for business use.

ADDITIONAL INFORMATION**Referral & 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 : Napthens 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 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.

Services

Mains electricity & water; gas LPG central heating; drainage is via a shared electric digester located in the garden of this property; 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.





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