



Westoe Rowgate, Kirkby Stephen, CA17 4SR

Guide Price **£295,000**

PFK

The Property

Situated in the heart of Kirkby Stephen, *Westoe* is a charming detached stone built property that blends character with comfortable family living. The home welcomes you via an open hallway, featuring an attractive stained glass front door that sets the tone for the character throughout.

The spacious lounge enjoys a bay window to the front and a gas fire, creating a warm and inviting atmosphere. To the rear, the dining room offers views over the garden, perfect for both everyday meals and entertaining. The kitchen, also overlooking the garden, is well positioned to the rear of the property, while a bright conservatory – which can also be accessed from the driveway – provides a versatile space with doors leading into the garden and directly into the garage. Upstairs, the first floor comprises a generously sized principal bedroom with a bay window offering lovely views across Kirkby Stephen towards the fells. A second double bedroom is located to the rear, with a smaller single bedroom at the front. The modern family bathroom boasts a stylish four piece suite.

Externally, the front garden is enclosed by a traditional stone wall and features a mix of mature plants, shrubs and a small lawn. Driveway parking for two vehicles leads to a single garage. The rear garden is thoughtfully divided into two distinct sections: one laid to lawn with colourful flower beds, and a second area featuring additional lawn, mature shrubs, a tree, and a useful garden shed.

Westoe is a delightful property offering period charm, practical space, and scenic surroundings – ideal for those seeking a well maintained home in this picturesque market town.





The Location & Directions

Kirkby Stephen, Kirkby Stephen

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.

Council Tax band: D

Tenure: Freehold

EPC rating D

Directions

To locate Westoe you can follow the postcode CA17 4SR or by using What3words - scribbled.crop.debater.



ACCOMMODATION

Entrance Hallway

Accessed via part glazed front door with small obscured window to either side. Stairs to the first floor, cloaks area, radiator, and doors to the ground floor rooms.

Lounge

12' 6" x 11' 7" (3.81m x 3.52m)

A front aspect reception room with large bay window, radiator, and gas fire set in attractive fireplace with wood surround.

Dining Room

11' 10" x 11' 3" (3.61m x 3.43m)

A rear aspect reception room with radiator, and overlooking the garden.

Kitchen

15' 8" x 8' 1" (4.77m x 2.46m)

A rear aspect room, 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, plumbing for under counter washing machine, storage cupboard and space for a dining table and chairs. Loft access hatch, recessed ceiling spotlights, radiator, and sliding doors into the conservatory.

Conservatory

8' 10" x 11' 3" (2.70m x 3.43m)

Of dwarf wall construction and glazed to two sides, with tiled flooring, radiator and doors leading out into the garden and into the integral garage, with a further obscured glazed door leading out to the front of the property giving access to the driveway.



FIRST FLOOR LANDING

With obscured glazed window at half landing level, and doors leading to the first floor rooms.

Bedroom 1

15' 9" x 10' 4" (4.80m x 3.16m)

A front aspect double bedroom with radiator and bay window providing attractive views over the rooftops of Kirkby Stephen towards the fells.

Bedroom 2

11' 11" x 10' 5" (3.64m x 3.18m)

A rear aspect double bedroom with radiator, and enjoying views over the garden.

Bedroom 3

7' 5" x 7' 5" (2.27m x 2.26m)

A front aspect single bedroom with radiator, and enjoying views over the town towards the fells.

Bathroom

8' 7" x 7' 3" (2.61m x 2.22m)

Fitted with a four piece suite comprising WC, wash hand basin, panelled bath and tiled shower cubicle with mains shower. Part tiled walls, obscured dual aspect windows, extractor fan, loft access hatch, and vertical heated chrome towel rail.

Garage

18' 1" x 10' 1" (5.50m x 3.08m)

Integral garage with up and over door, power and lighting.





EXTERNALLY

Front Garden

To the front of the property, there is offroad parking on the driveway leading to the integral garage and an enclosed garden with lawn, mature shrubs and plants.

Rear Garden

To the rear, there is a substantial enclosed garden, mainly laid to lawn with patio area, shed, flower beds, mature shrubs and tree.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces



ADDITIONAL INFORMATION

Services

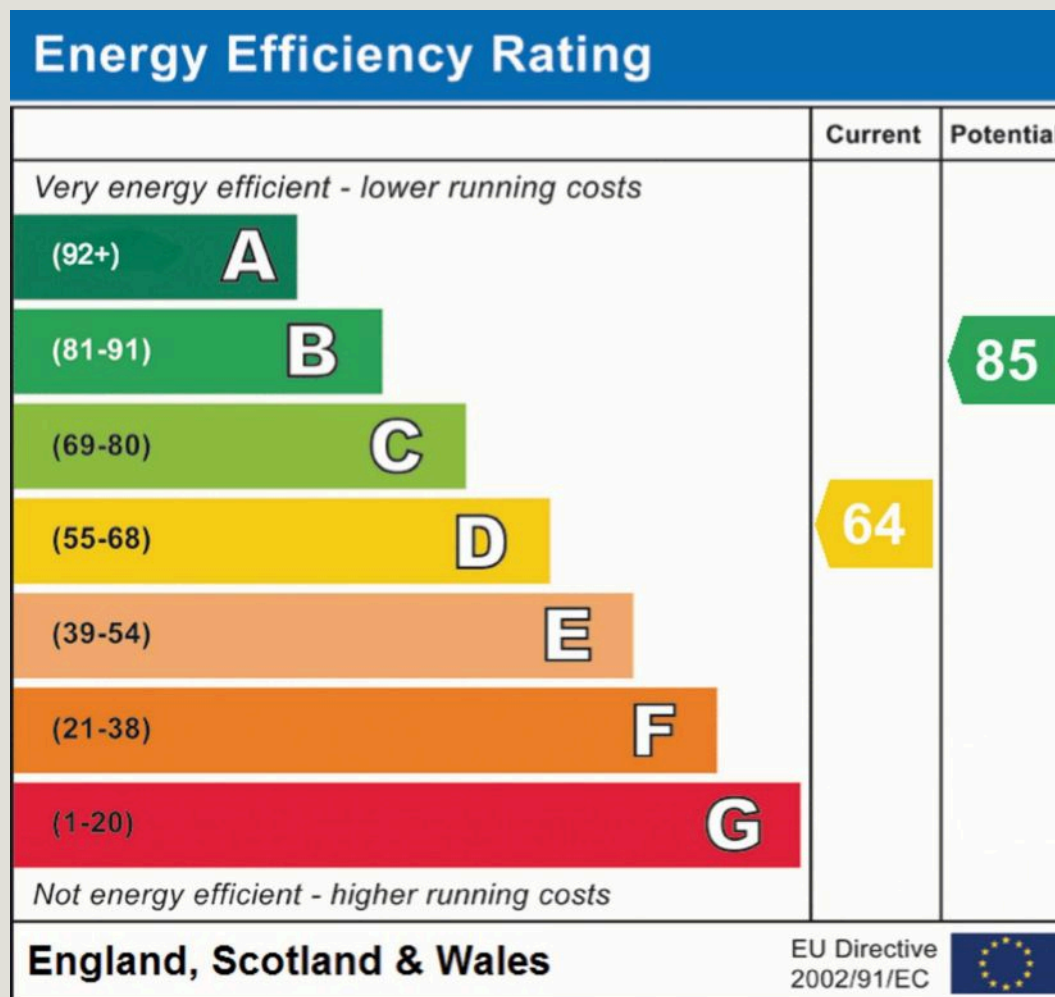
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient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

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 : 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 2024 was £221.00; 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.









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