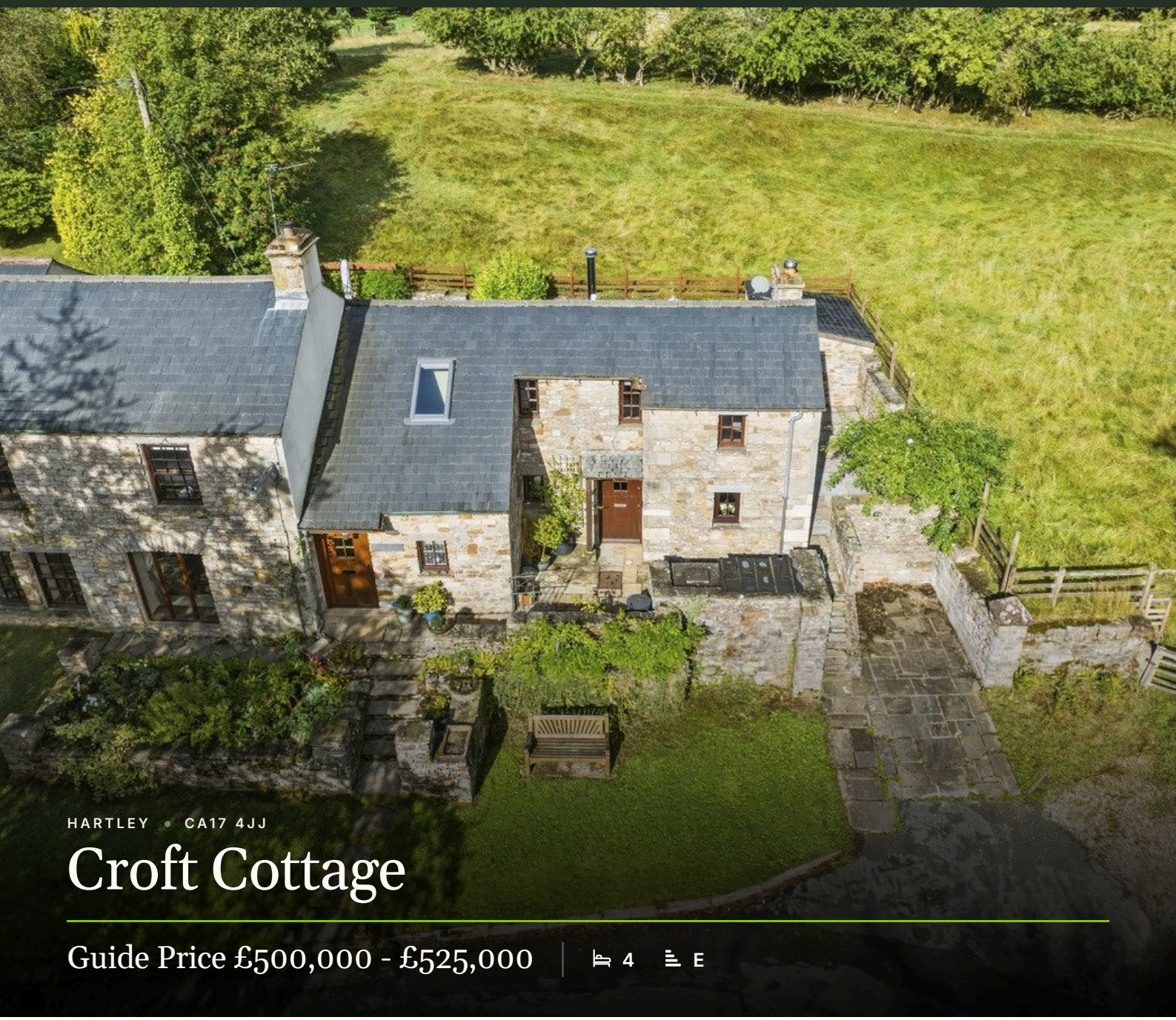
J.R. HOPPER & Co. Est. 1886



HARTLEY • CA17 4JJ

Croft Cottage

Guide Price £500,000 - £525,000 | 4 | E

AT A GLANCE

- Characterful Four Double Bedroom Cottage
- Fantastic Open-Plan Conservatory/Extension
- Landscaped Gardens with Stone-Flagged Patios
- Bespoke Country-Style Kitchen
- Spacious Lounge with Multi-Fuel Stove
- Generous Utility / Kitchen
- Ground Floor WC, Ensuite Shower Room & Bathroom
- Oil-Fired Central Heating
- No Onward Chain

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Characterful Four Double Bedroom Cottage

Croft Cottage is a charming and deceptively spacious ,character cottage, situated in the sought-after village of Hartley, close to Kirkby Stephen.

Hartley is a peaceful and picturesque village, with a gentle stream running through its centre and an appealing collection of traditional properties set on either side. As a no-through road, traffic is minimal, creating a tranquil setting ideal for those seeking a quieter pace of life. The surrounding area provides an abundance of scenic walks directly from the doorstep, including the renowned Coast to Coast route. Positioned within the heart of the Eden Valley, the property enjoys far-reaching views across open countryside, an array of visiting wildlife and the occasional sighting of red squirrels.

The property features a bespoke country-style kitchen, with an oil fired Stanley Rayburn, a spacious lounge and a cosy snug, together with a fantastic open-plan conservatory/extension incorporating both dining and sitting areas. The extension provides a superb everyday living space, making the most of the outlook over the garden.

Flowing directly from the kitchen is an excellent utility room, which is far more than a traditional utility and essentially provides a second kitchen/preparation space. There is also a useful ground floor WC.

To the first floor are four double bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed house bathroom. The property also benefits from an excellent attic room, currently providing extensive storage space but offering scope for further development, subject to the necessary consents.

Outside, the property has a particularly attractive and generous landscaped garden, which has been thoughtfully designed to create a number of different areas to sit, relax and enjoy the peaceful surroundings. Stone-flagged patios and pathways provide attractive, low-maintenance seating areas, with established planting, mature shrubs and cottage-style borders adding colour and interest throughout the seasons. The garden enjoys an open aspect, with lovely views to the adjoining field beyond, creating a wonderful sense of space and privacy. There are several natural suntraps throughout the garden, making it an ideal space for outdoor entertaining or simply enjoying the surrounding countryside.

The property also benefits from ample off-road parking and a substantial stone outbuilding, which offers excellent potential for a home office, studio, craft room or similar use, subject to any necessary consents. The combination of the traditional stone building, landscaped gardens and open countryside setting gives the outside space a real sense of character and charm.

A characterful and unusually spacious village home, combining traditional features with excellent living accommodation, superb gardens and an enviable rural outlook.

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

GALLERY

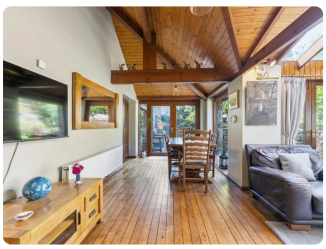
Every room, inside and out













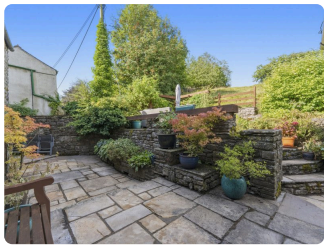
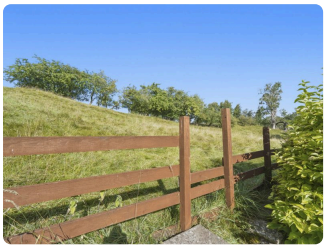




Produced 19 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY






REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Croft Cottage properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 19 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Tiled floor. Beam and board ceiling. Wall mounted radiator. Feature alcove. Understairs storage cupboard.

Cloakroom

Tiled floor. Beam and board ceiling. Wall mounted mirror. WC. Wash basin. Frosted window to front.

Stairs to first floor.

Kitchen / Diner

Beautiful country style kitchen. Tiled flooring. Beamed ceiling. Bespoke oak kitchen, with granite worktops. Belfast sink. Oil fired Stanley Boiler/cooker, fuelling the heating and water as well as cooking . Great space for dining table. Window to rear, overlooking the garden. Window to front.

Rear Hall

Great area for coats and shoes. Tiled floor. Character stable door to front.

Utility & Rear Kitchen

Tiled floor. Beam and board ceiling. Range of units, with electric oven, hob and extractor fan. Composite sink and drainer. Space and plumbing for washing machine and dishwasher. Space for large double fridge. Large window to rear over looking the garden.

Dining room / Conservatory

Fantastic open plan room. Dining and lounge areas. Stained oak flooring. High vaulted beam and board ceilings. Exposed stone walls. Wall mounted radiator. Feature multifuel stove sat on stone hearth. Large windows overlooking the garden, allowing lots of natural lights. Doors leading to rear garden.

Snug

Cosy room, ideal home office or play room. Fitted carpet. Ceiling beam. Wall mounted radiator. Door to rear garden.

Lounge

Fantastic lounge. Fitted carpet. Feature wooden ceiling beam. Wall mounted radiator. Feature stone work. Alcove. Fireplace, with multi-fuel stove. Feature arched window and 2 other windows to front, allowing ample natural light.

02 FIRST FLOOR

Stairs & Landing

Turned stair case. Fitted carpet. Stained wood ceiling. Window to rear and Velux. Built in storage cupboard.

Bedroom 1

Fantastic master bedroom with ensuite. Fitted carpet. High vaulted beam and board ceiling. Wall mounted radiators. Built in wardrobes. Windows to front, with window seats. Velux window.

Ensuite

Modern shower room. Tiled floor. Wall mounted radiator. WC. Quadrant shower units, with feature spa power shower. Wash basin sat on bespoke vanity unit. Window to rear.

Bathroom

Modern bathroom. Tiled floor and fully tiled walls. Corner bath. WC. Wash basin on vanity unit. Heated towel rail. Built in storage cupboard. Window to rear, over looking the garden and fields.

Produced 19 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

02 FIRST FLOOR

Bedroom 2

Good double room. Fitted carpet. Wall mounted radiator. Feature alcove. Window to front.

Bedroom 3

Good double room. Fitted carpet. Beamed ceiling. Wall mounted radiator. Feature alcove. Window to rear

Bedroom 4

Spacious double bedroom. Fitted carpet. Beam and board ceiling. Wall mounted radiator. Built in wardrobes. Window to front and rear. Access to attic.

03 SECOND FLOOR

Attic

Very spacious attic. Great storage area. Good head height, power and light. Velux windows. Great potential to develop the accommodation.

04 OUTSIDE

Front

A charming, well-established front garden laid to lawn area, with mature planting and shrubs providing a lovely green setting to the property. A stone retaining wall and raised borders add character, with a paved seating area and garden bench creating a pleasant spot to sit and enjoy the surroundings. There is also a paved driveway/parking area and additional parking in front of the former garage.

Side

Attractive stone-flagged patios and pathways providing a practical and appealing outdoor space.

Stone Outbuilding

Great dry store room, that is currently used to house the gardening equipment. Would make an ideal home office or craft room. Power and light. Window to side, allowing lots of natural light.

Rear

A beautifully landscaped rear garden, thoughtfully arranged with extensive stone-flagged patios and pathways, established planting and mature bushes. Raised areas and stone retaining walls create a variety of levels, with a beautiful suntrap seating area. A charming and private outdoor space, offering plenty of opportunity for sitting out and enjoying the garden, with an open outlook towards the hills.

Store

Another useful dry store with power and light. Wall mounted shelves.

05 AGENTS NOTES

Services

Tenure: Freehold Council Tax: Band E Local Authority: Westmorland and Furness Conservation Area: No Flood Risk: Very Low Broadband: Basic up to 15 Mbps / Superfast up to 34 Mbps / Ultrafast up to 1,000 Mbps Mobile Coverage: EE, Vodafone, Three and O2 Satellite / Fibre TV: BT and Sky available; Virgin not available

“

Fantastic Open-Plan Conservatory/Extension

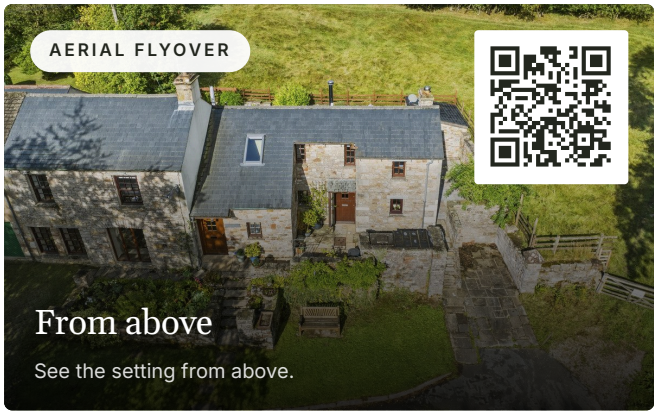
Produced 19 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.





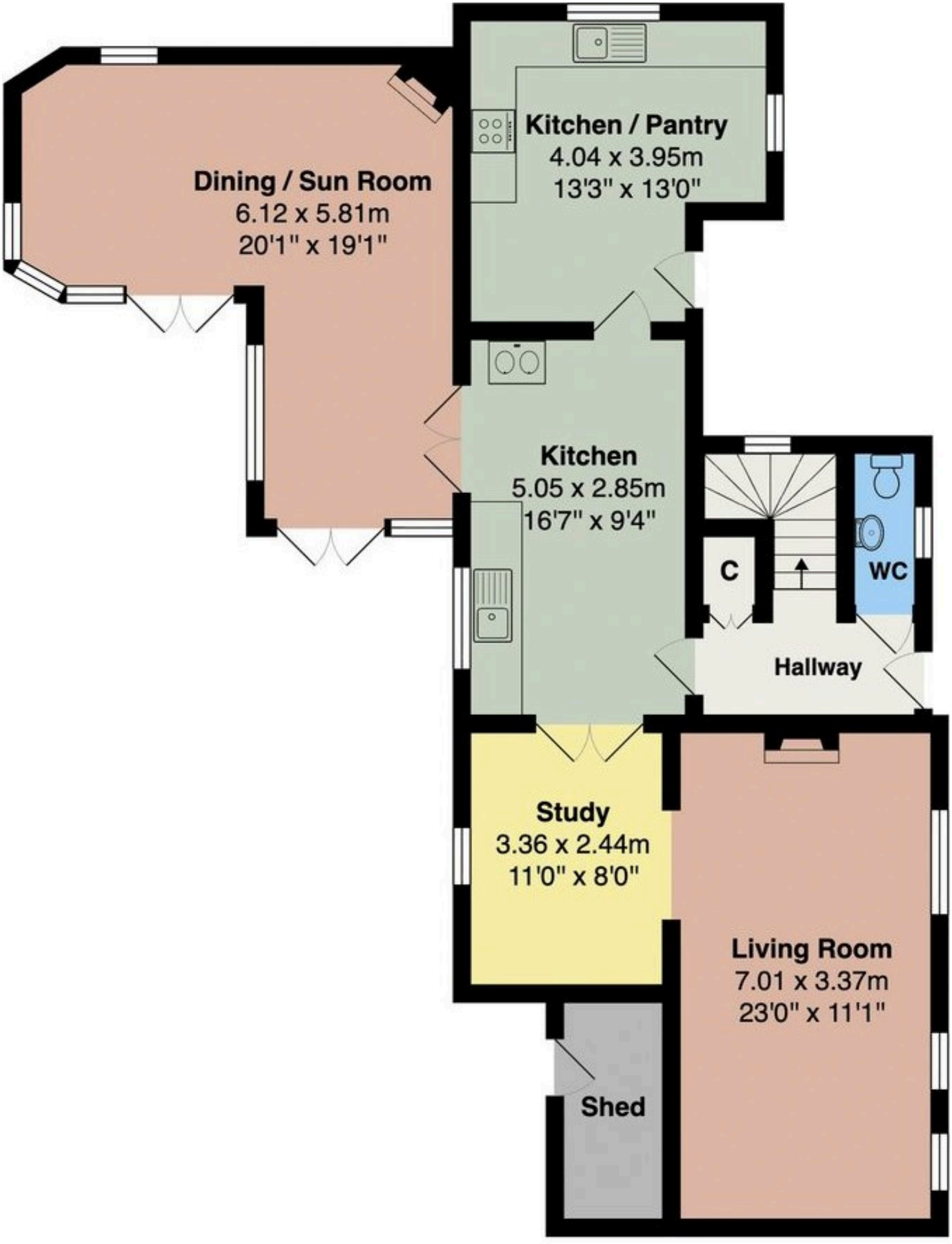
DOCUMENTS & LINKS

EPC - 25th June 2026

PDF · 0.13 MB

> *Landscaped Gardens with Stone-Flagged Patios*

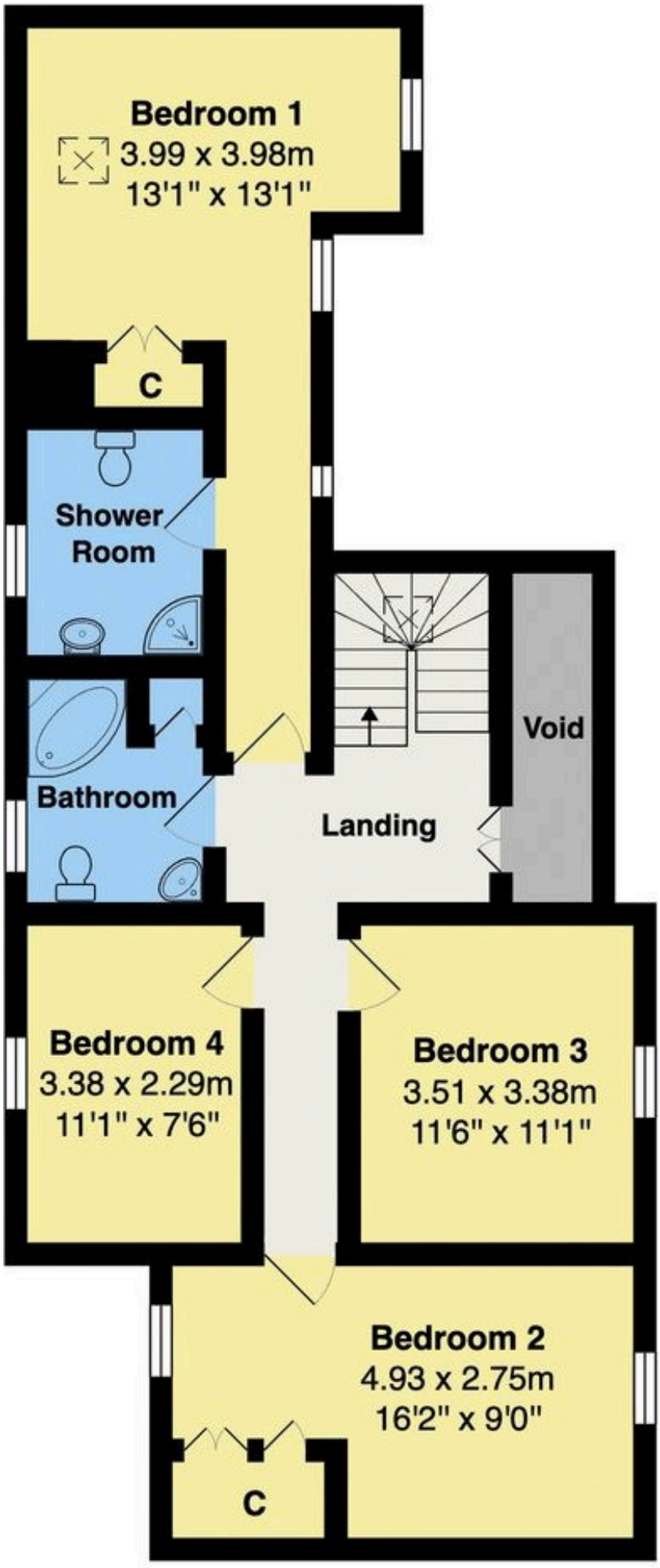
Produced 19 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Ground Floor

Area: 105.0 m² ... 1130 ft²

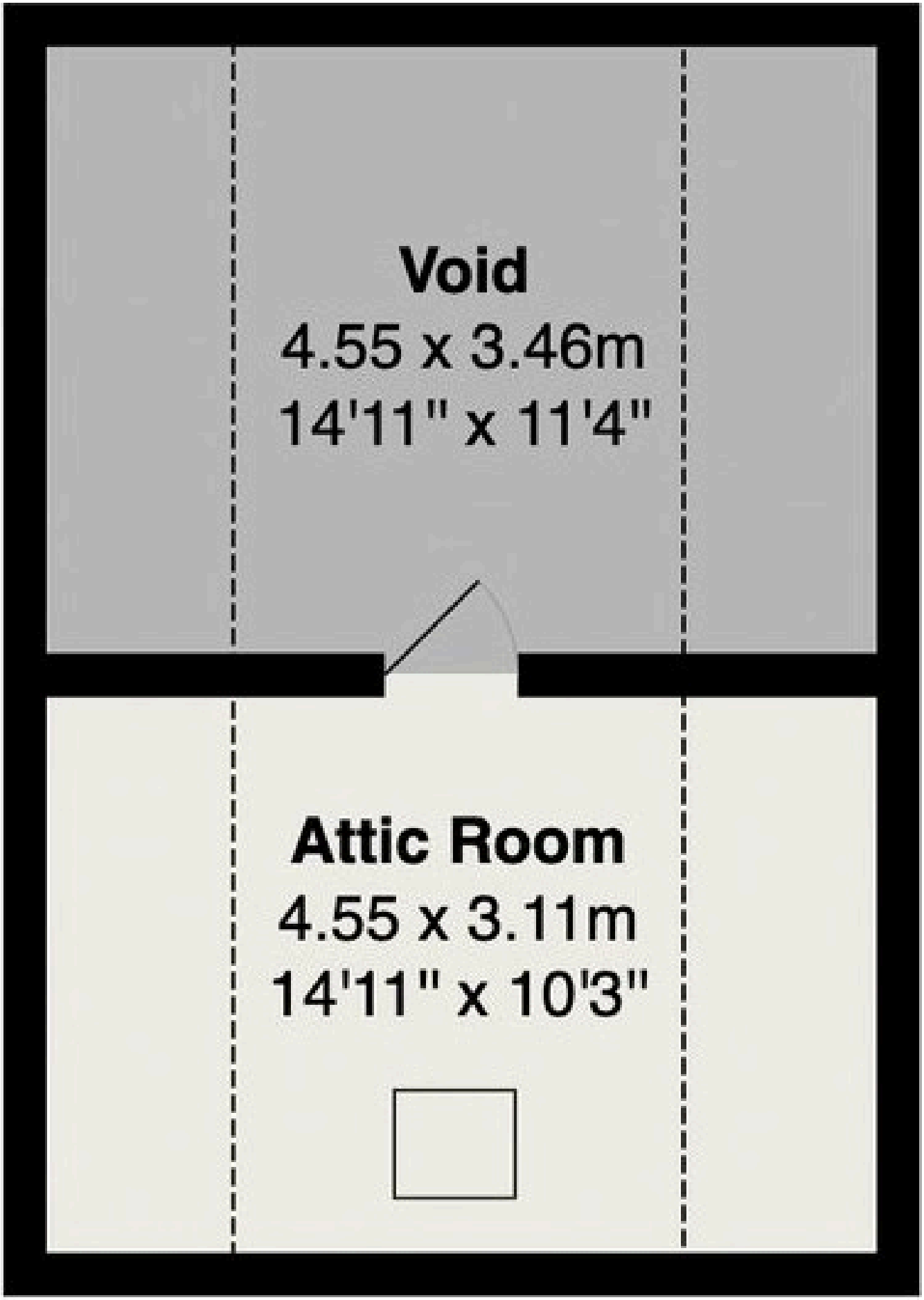
This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



First Floor

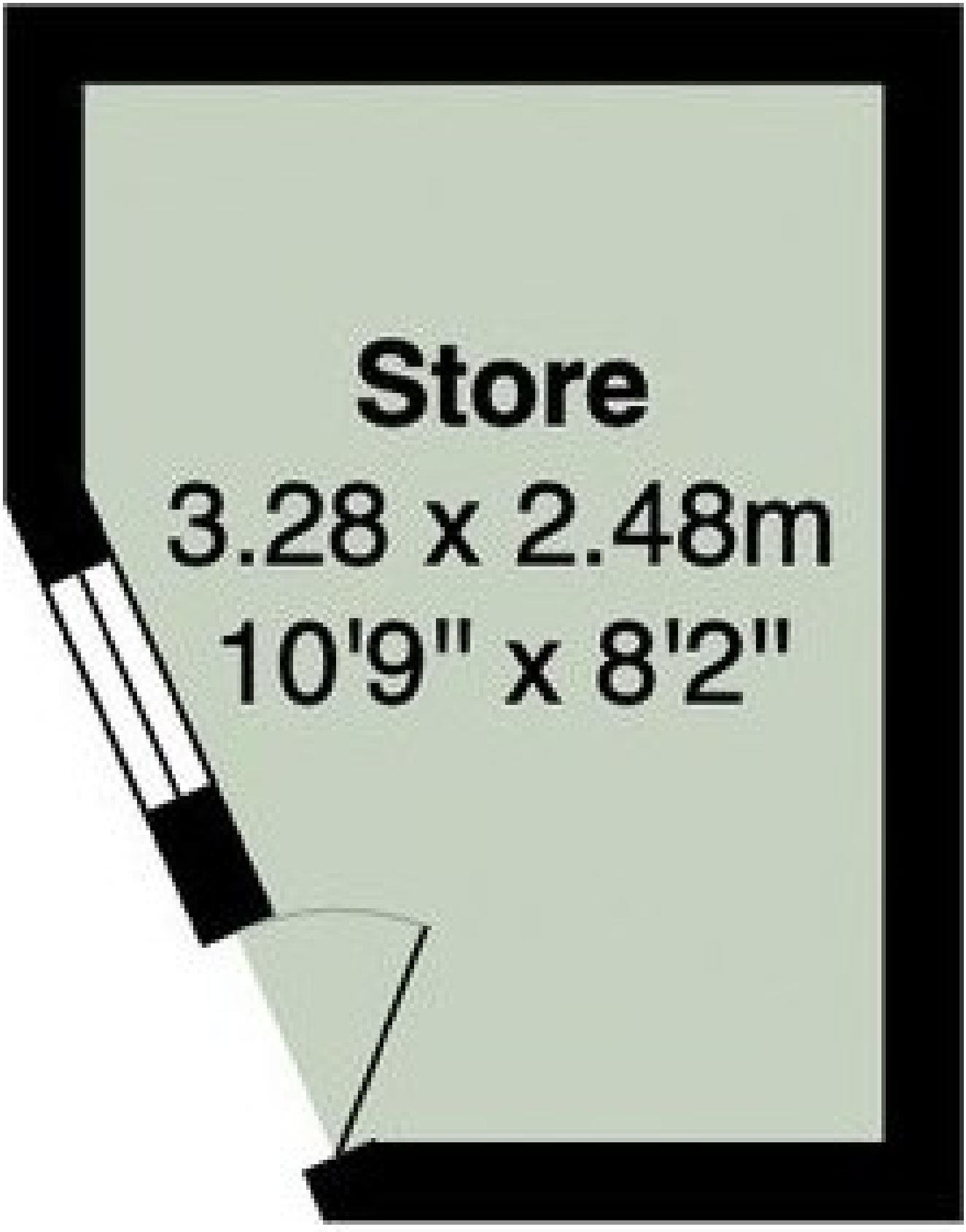
Area: 75.7 m² ... 814 ft²

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



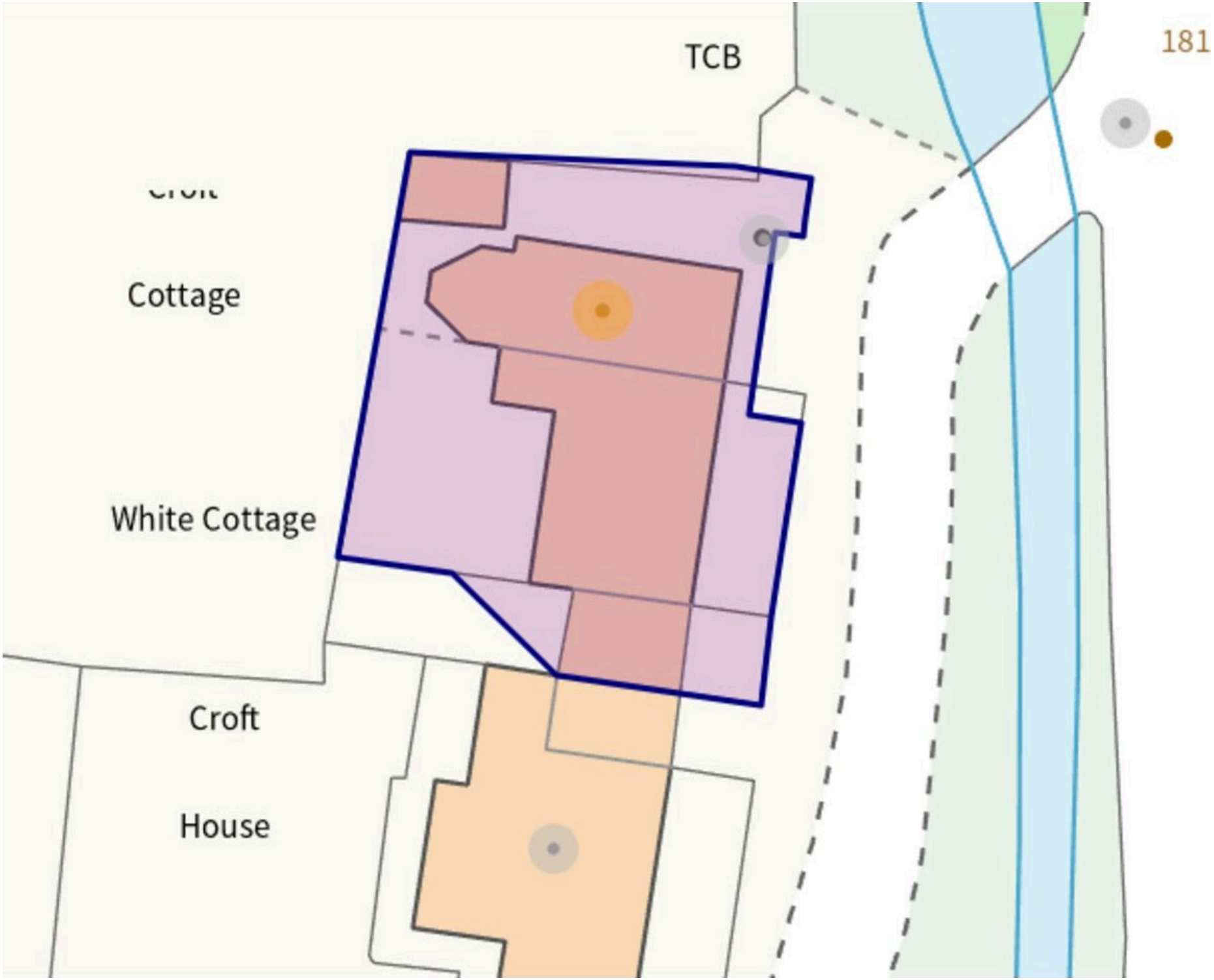
Attic

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



Outbuilding

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.