J.R. HOPPER & Co. Est. 1886



WARCOP • CA16 6PD

Farriers Cottage

Guide Price £165,000 - £175,000 | 2 | E

AT A GLANCE

- Charming Cottage in Village Location
- 2 Bedrooms
- Living Room & Kitchen
- Family Bathroom
- Some Modernisation Required
- Off Street Parking
- Detached Rear Garden
- Ideal Starter, Retirement or Investment Home
- No 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

Charming Cottage in Village Location

Farriers Cottage is a charming cottage set in the village of Wacrop within the Eden Valley.

The village has a good community with pub, village hall, a respected Church Of England primary school and day nursery. Secondary schools are in the nearby market towns of Appleby In Westmorland, under 6 miles, where there is a wide range of shops, pubs, medical and sporting facilities and Kirkby Stephen, less than 8 miles away. The location offers great travel links via road to the A66 and M6 and mainline rail via the Settle- Carlisle line, the nearest station being at Appleby. There is a pub /restaurant in Sandford, just over a mile away.

This end-terrace home has a welcoming feel from the moment you open the door. On the ground floor is and open-plan kitchen and living area which is bright and airy, with large bay windows on either side allowing plenty of natural light to flood in. At the front, bespoke shutters add a beautiful touch to the living space.

Upstairs, there are two bedrooms and a family bathroom. The property benefits from double-glazed windows throughout and is fitted with night storage heaters. The property is in need of some minor modernising.

Outside, a short distance from the cottage, there is parking for one vehicle along with a garden to the rear. There is also the option to extend the parking area while still retaining a charming garden space. Additionally, there is a small built-up shed for storage, which is accessible via a neighbouring property.

“

2 Bedrooms

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 29 September 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 & Porch

Oak flooring. Utility sink. Understairs utility area with plumbing for a washing machine and space for a freezer.

Open Plan Living Room

Lovely, bright room. Exposed ceiling beam. Bespoke ash wood kitchen with a ceramic sink and space for an electric cooker and hob. Integrated fridge. Multi-fuel stove with access to the flue above via a wrought iron door and oak surround. Ash shelving. Night storage heaters. Large bay windows on both aspects with bespoke shutters.

02 FIRST FLOOR

Landing

Turned staircase. Loft access via ladder on landing (partially boarded for storage.)

Family Bathroom

Oak wooden flooring. Bath with an overhead shower. WC. Wash basin. Heated towel rail (heated via the back boiler). Small double-glazed window.

Bedroom One

Rear double bedroom. Fitted carpet. Ash wood, built-in wardrobe with drawers. Night storage heater. Double-glazed window to the rear with ash shutters.

Bedroom Two

Front, single bedroom. Fitted carpet. Built-in birch cupboards and wardrobe space. Double-glazed window.

03 OUTSIDE

Garden

There is a detached garden, just a short walk from the property. Currently the garden is untouched although could be landscaped to create a peaceful retreat. The garden is tucked away behind a neighbours garage, giving privacy and screening.

Parking

In front of the garden is a parking area of one vehicle.

04 AGENTS NOTES

Material Information

Mobile Coverage: EE | Vodafone | O2 Broadband: Basic - 5 Mbps | Superfast - 80 Mbp Flood Risk: No flooding history Farriers Cottage has recently had a new roof – September 2025.

“

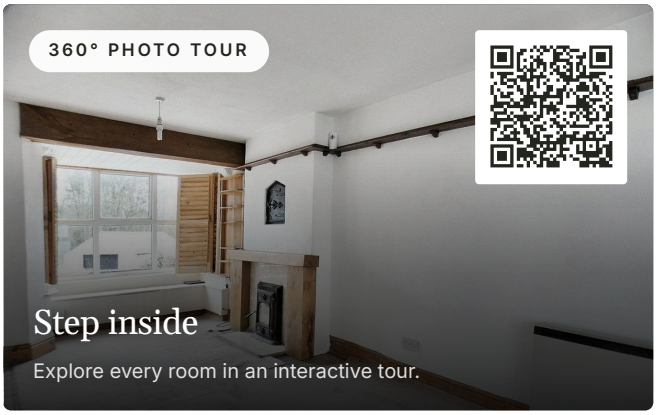
Living Room & Kitchen

Produced 29 September 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 - 23rd March 2025

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

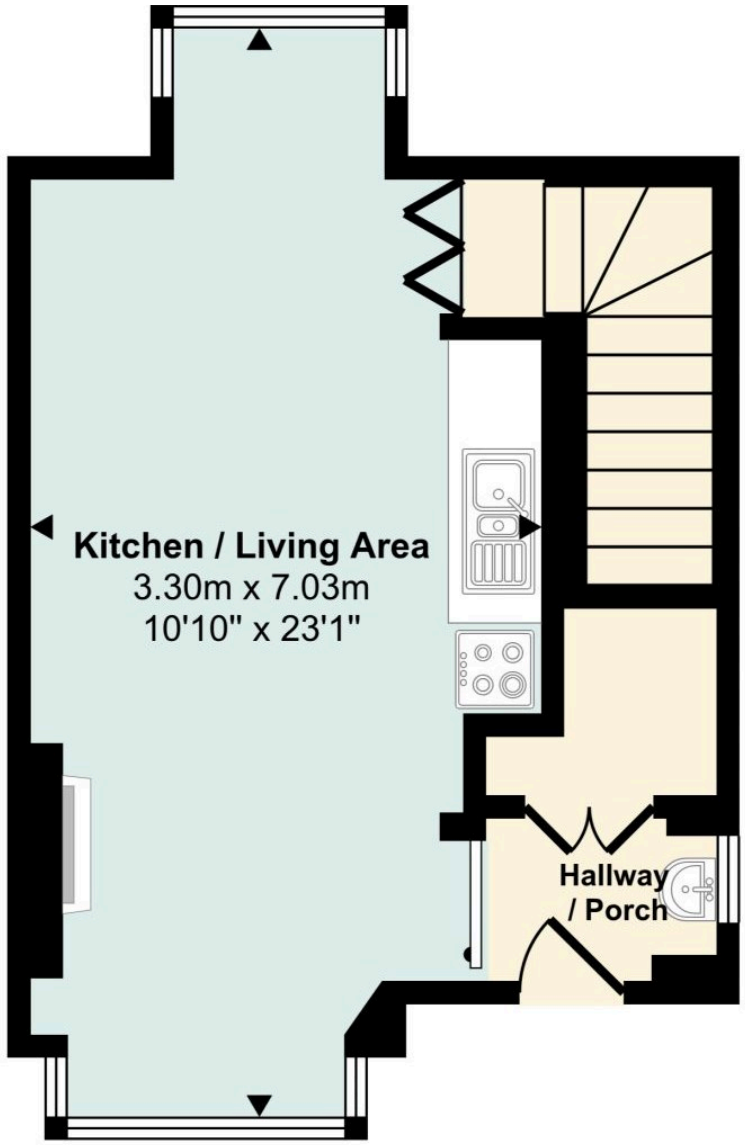
Interest piqued? Here's what's next.

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 Farriers 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

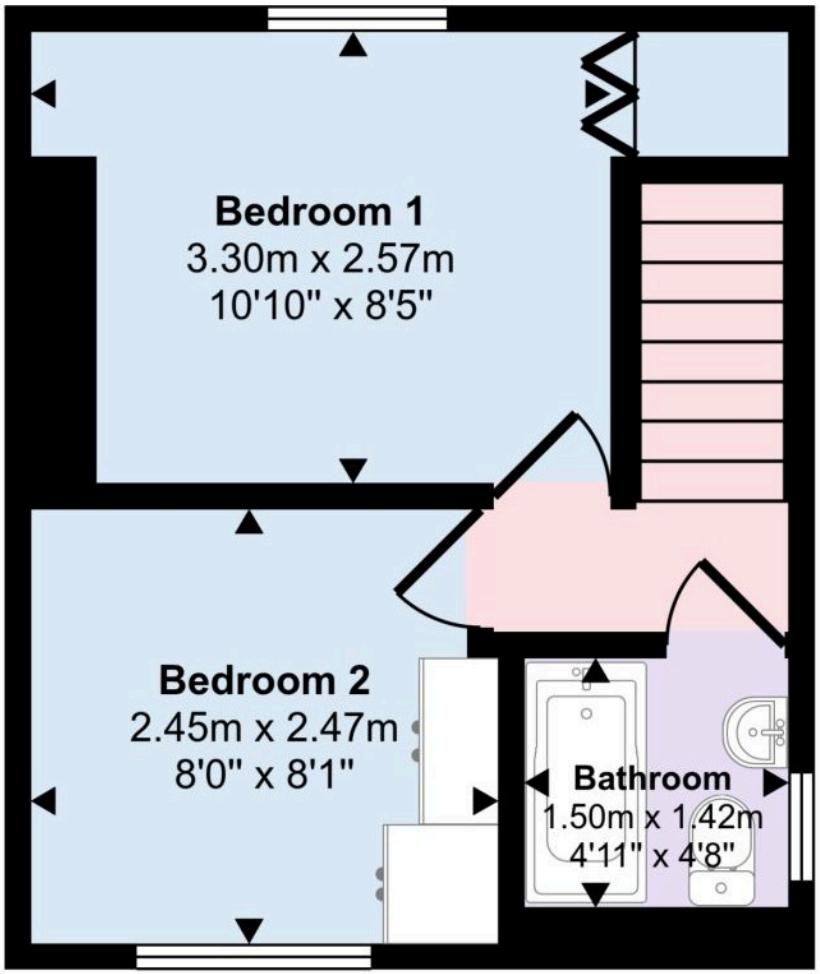
Produced 29 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.



Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

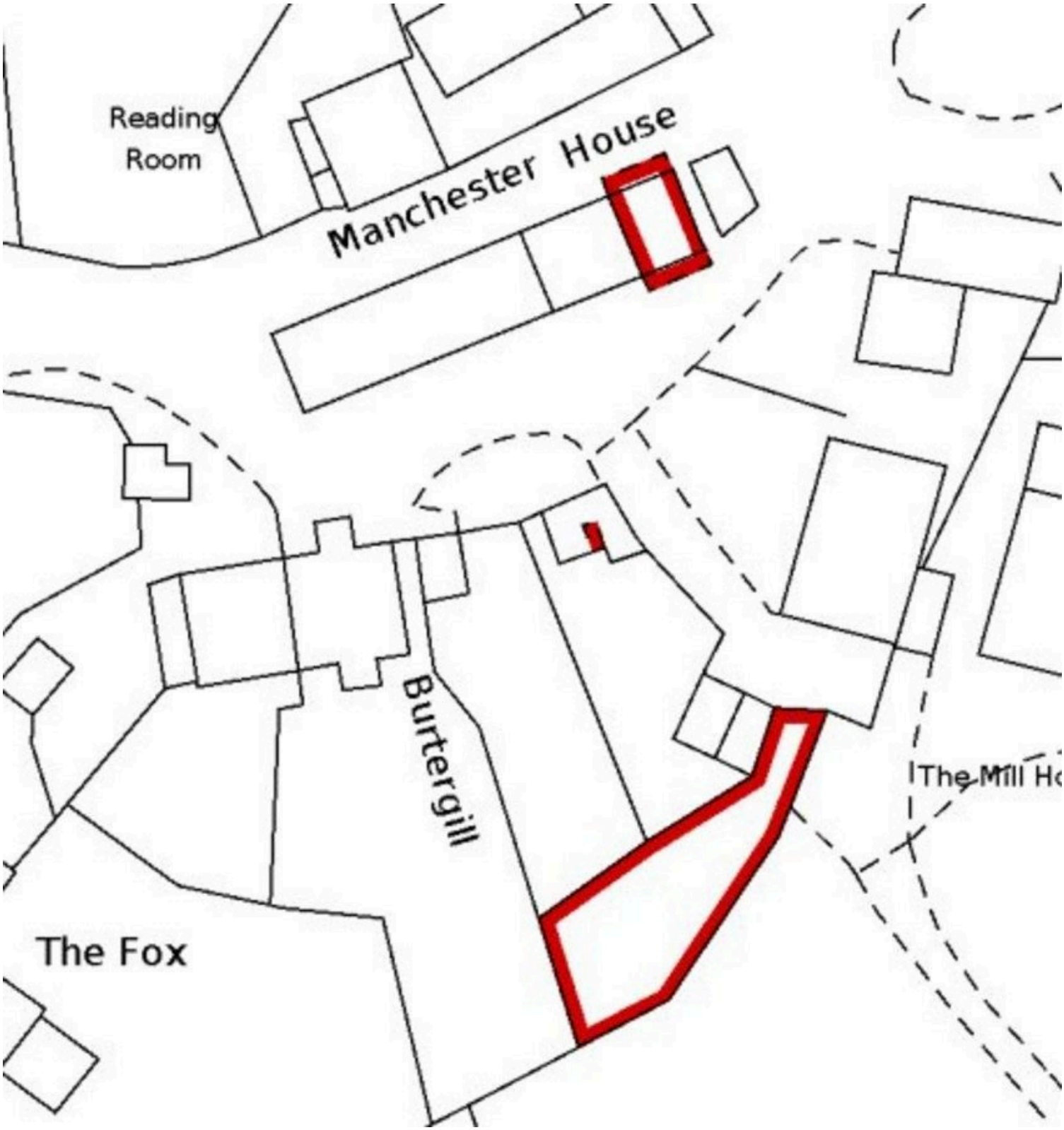
This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.