



Greycott, Hartley - CA17 4JH

Guide Price **£250,000**

PFK

Greycott

Hartley, Kirkby Stephen

A Charming Three-Bedroom Stone Cottage in a Sought-After Village Setting

Quietly tucked away within this ever-popular village, this attractive stone-built mid-terrace cottage offers a wonderful combination of character, practicality, and comfort. With three bedrooms, two reception rooms, enclosed gardens and off-road parking, the property presents an excellent opportunity for a range of buyers.

The accommodation begins with a **welcoming entrance vestibule**, leading through to the main hallway where stairs rise to the first floor and space is provided for coats and storage.

To the front of the property, the **sitting room** is a bright and characterful space, a multi-fuel stove, creating a cosy focal point. Glazed double doors lead through to a useful **rear garden room**, a versatile area with direct access to the garden—ideal for storage, a hobby space or potential utility use.

Also positioned to the front, the **dining room** enjoys a bay window and features a tiled fireplace with a decorative electric fire, along with fitted cupboards and shelving, offering both charm and practicality. A door leads through to the **kitchen**, which is fitted with pine wall and base units complemented by work surfaces and an integrated oven, hob and extractor.



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From the kitchen, access is provided to a **pantry/utility**, offering excellent additional storage and space for appliances, as well as a **side passageway** with further shelving, utilities, and convenient access to both the front and rear of the property.

To the first floor, the **landing** benefits from a window overlooking the rear garden and provides access to three bedrooms, the bathroom and separate WC. There are two **front-aspect double bedrooms**, both with built-in storage, while the third bedroom, positioned to the rear, offers flexibility as a single room, study or home office.

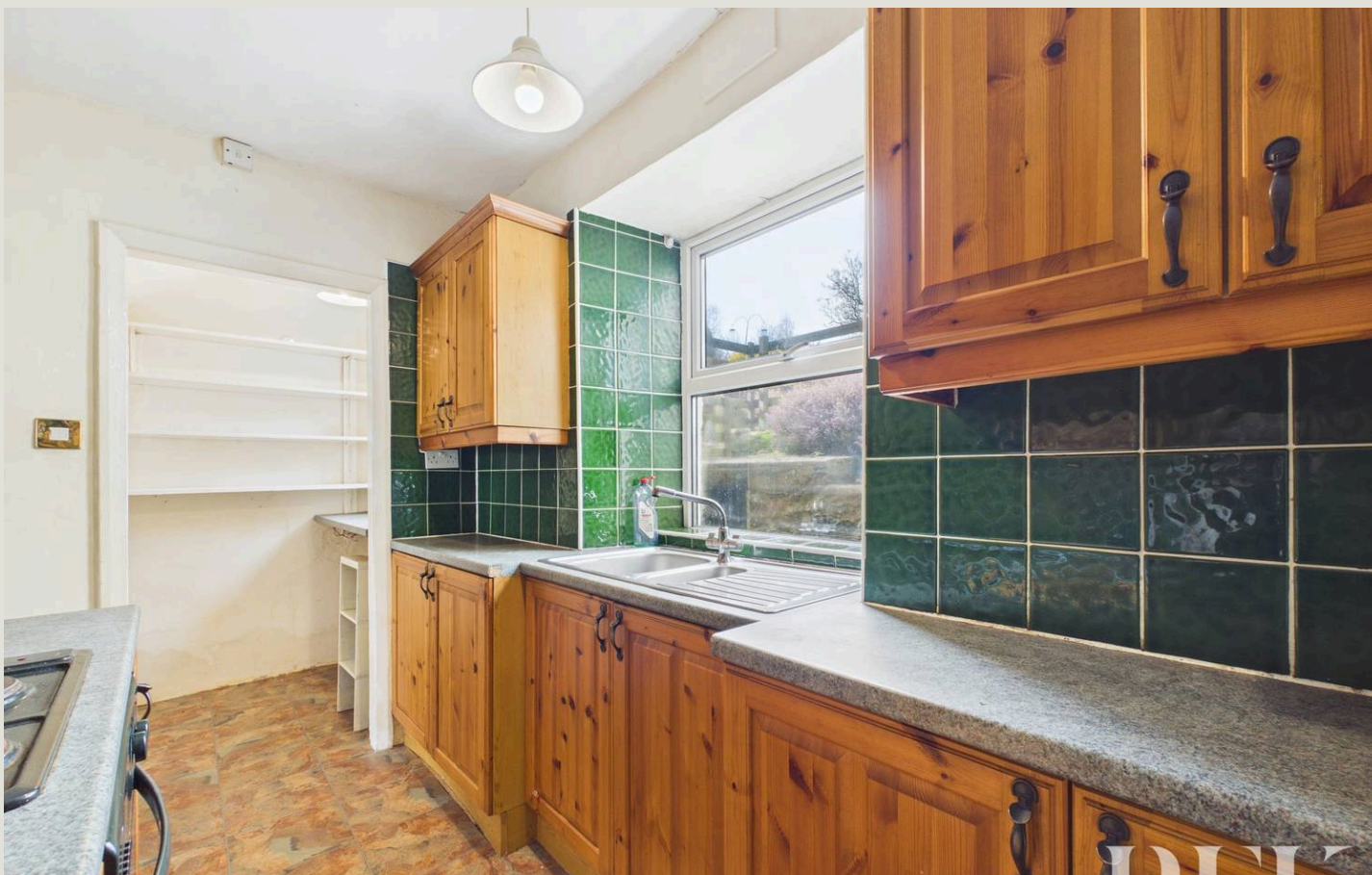
The **bathroom** is fitted with a corner shower, wash basin set within a vanity unit, and built-in airing cupboard, while a separate **WC** adds convenience for family living.

Externally, the property enjoys a **small walled front garden** with mature planting, while to the rear, a passageway leads to steps rising up to a **delightful enclosed garden**. Thoughtfully landscaped, this space features lawned areas, well-established borders with flowers, shrubs and trees, and a timber garden shed—creating a peaceful and private outdoor retreat.

Further benefits include **off-road parking for one vehicle**, full double glazing, and programmable electric storage radiators on Economy 7.

Combining period features with practical living space and a desirable village location, this charming cottage offers a wonderful opportunity to create a welcoming primary residence.





Greycott

Hartley, Kirkby Stephen

Greycott is located in the picturesque village of Hartley, just a short drive or walk from the market town of Kirkby Stephen. Kirkby Stephen provides a good range of everyday facilities including supermarket, hotels and public houses, primary and secondary schools, sports clubs, medical centre and churches. There is good access to the M6 at Tebay, Junction 38, about 12 miles and 4 miles to Brough/A66. Hartley is on the edge of the North Pennines Area Of Outstanding Natural Beauty and close to the new boundary of the Yorkshire Dales National Park. Carlisle, Penrith and Kendal are within commuting distance and there is also a station at Kirkby Stephen on the historic Settle-Carlisle railway line.

- Charming traditional 3-bed stone cottage
- Useful side passageway leads to the kitchen & rear garden
- Desirable village location
- Off road parking for one vehicle
- Terraced cottage garden with shed
- Abundance of scope and potential
- Tenure - Freehold
- Council Tax Band - C
- EPC Rating - E



ACCOMMODATION

GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room

12' 4" x 15' 4" (3.75m x 4.68m)

Garden Room

8' 11" x 5' 2" (2.72m x 1.58m)

Dining/Reception Room

9' 4" x 15' 0" (2.85m x 4.58m)

Kitchen

9' 11" x 5' 7" (3.02m x 1.71m)

Pantry/Utility

4' 1" x 8' 1" (1.25m x 2.47m)

FIRST FLOOR LANDING

WC

5' 1" x 3' 0" (1.55m x 0.91m)

Bathroom

6' 2" x 5' 6" (1.89m x 1.68m)

Bedroom 1

14' 8" x 9' 4" (4.46m x 2.85m)

Bedroom 2

12' 8" x 8' 3" (3.86m x 2.52m)

Bedroom 3

9' 3" x 7' 2" (2.82m x 2.18m)

EXTERNAL

Gardens & Parking (1 vehicle)



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Heating by programmable electric storage radiators on Economy 7 tariff. Multi-fuel stove in the living room and electric fire in dining room. 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.

Directions

The property can be located by using What3Words - ///limelight.bake.nibbles or via the Post Code CA17 4JH. A For Sale board has also been erected for identifying purposes.

Referrals and Other Payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):


- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

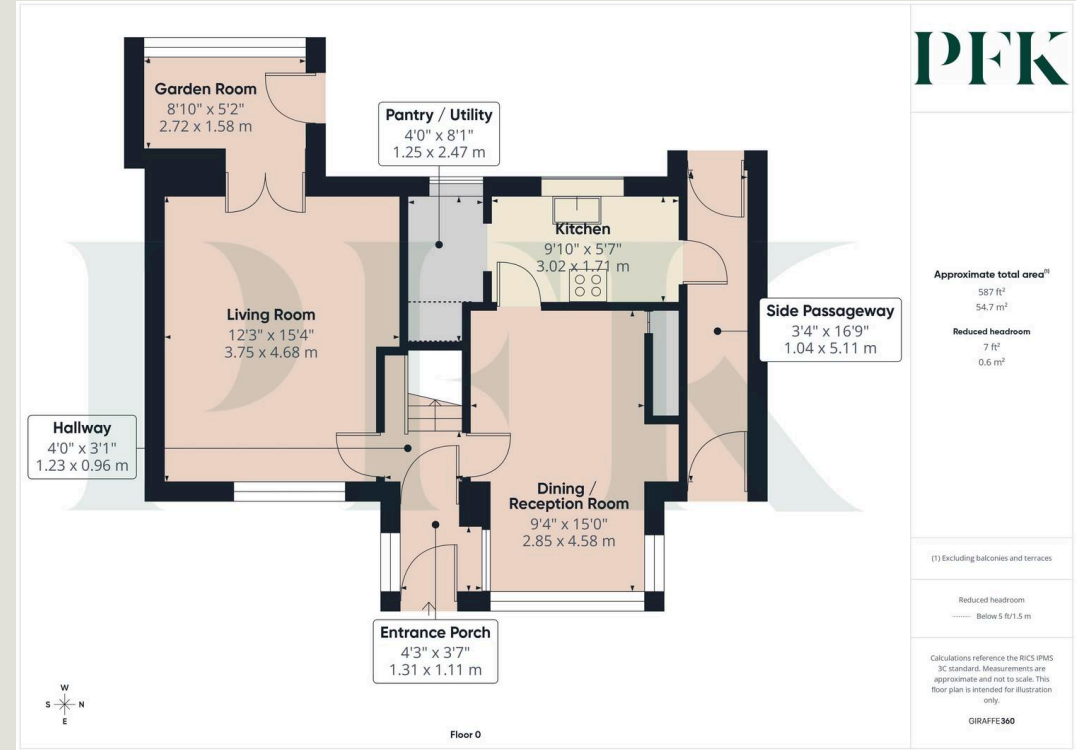
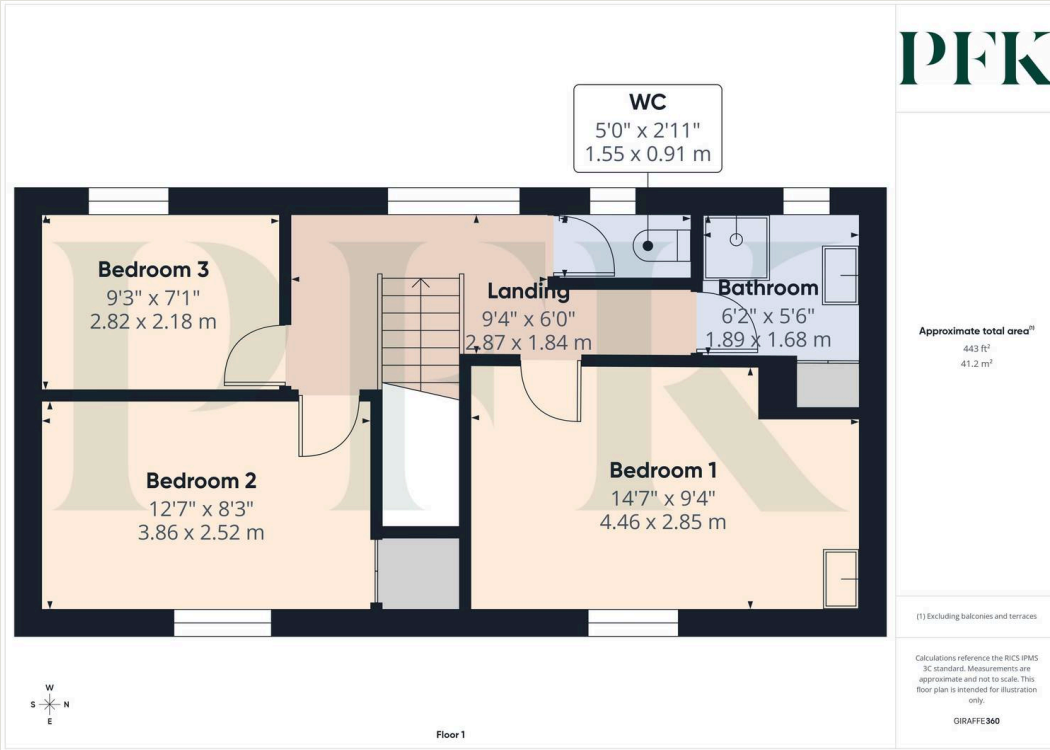






Energy Efficiency Rating

| | Current | Potential |
|---|-----------|---|
| Very energy efficient - lower running costs | | |
| (92+) A | | 100 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 47 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |





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