



Ravenstonedale

£695,000

Bleaflatt Farm, Ravenstonedale, Kirkby Stephen, CA17 4NL

Set amidst the spectacular scenery of the Yorkshire Dales National Park, this exceptional double-fronted detached stone farmhouse, with the main part of the property believed to date back to circa 1905, offers a wonderful opportunity to enjoy an idyllic rural lifestyle, set within approximately one acre of land, surrounded by beautiful countryside views, generous gardens, a paddock and ample off-road parking. The characterful farmhouse provides spacious and versatile accommodation, including a country-style kitchen and utility room, generous living room, separate dining room and an adjoining one-bedroom annexe, ideal for guests, family members or those seeking additional flexibility.

Further enhancing the property's appeal is a two-storey barn with garage and lapsed planning permission for a four-bedroom holiday let, offering exciting potential for a range of future uses, subject to the necessary consents. There is also an open barn and a further garden area, providing the perfect space for outdoor entertaining while taking in the surrounding scenery.

Upon entering, the welcoming entrance hall features an attractive original tiled flooring and a characterful wooden staircase rising to the first floor, inviting you to explore further. To the left is the spacious living room with its impressive high ceilings and a multi-fuel log burner, set within an attractive surround and hearth, creating a warm and inviting focal point. Double glazed windows to both the front and side aspects provide lovely views over the front garden.



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Ultrafast
available



Garage &
ample off road
parking

Quick Overview

4 Bedroom double fronted detached stone house

Country-style kitchen & utility room

Spacious living room & separate dining room

Adjoining 1 bedroom annexe or flexible living
opportunity

Peaceful, rural setting with countryside views

Idyllic location set within Yorkshire Dales National
Park

Various gardens & paddock

Two-storey barn with lapsed planning permission
& open barn

Garage & ample off-road parking

Ultrafast broadband available

Property Reference: P0615



Entrance Hall



Living Room



Dining Room



Kitchen/ diner

At the heart of the home is the charming country-style kitchen/ diner with a Rangemaster cooker, together with an integrated dishwasher, fridge and freezer. A separate Larbert range adds further character and warmth to this inviting space. Featuring ample worktop space and a generous range of wall and base units, Two double glazed windows to front aspect. Adjacent to the kitchen is the utility room. Perfect for those who enjoy entertaining, the separate dining room is a generously proportioned and characterful space, boasting high ceilings and an open coal fire, which the current owners use as an attractive decorative feature. Double glazed windows to both the front and side aspects. There is also a downstairs WC, which houses the boiler for added convenience.

The first floor provides four well-proportioned bedrooms, offering excellent flexibility for family living and guests. Bedroom 1 is a large double bedroom, enjoying two double glazed windows with lovely countryside views and attractive high ceilings, creating a bright and airy feel. The room benefits from a 4 piece En- suite bathroom which can also be accessed directly from the landing, providing useful flexibility. Bedroom 2 is a versatile room, currently used by the owners as a hobby room. It benefits from its own En- suite and has access from the landing, while a further door leads directly through to the adjoining annexe, providing excellent potential for multi-generational living or guest accommodation. Bedroom 3 is a comfortable double bedroom, featuring two double glazed windows. Bedroom 4 is a spacious single bedroom with a double glazed window overlooking the side aspect, ideal for those working from home.

The property benefits from a versatile 1 bedroom annexe, offering excellent potential for extended family, guests or those seeking a separate living space.

Bleaflatt Farm enjoys extensive and varied outdoor space, with gardens, outbuildings, off-road parking and paddock.

Accommodation with approx. dimensions

Ground Floor

Entrance Hall

Kitchen/ diner

15'1" x 15'9" (4.6m x 4.8m)

Utility Room

15'1" x 6'2" (4.6m x 1.90m)

Living Room

20'0" x 13'9" (6.1m x 4.20m)

Dining Room

14'9" x 13'9" (4.5m x 4.20m)

Downstairs WC

First Floor

Bedroom 1

12'1" x 14'1" (3.70m x 4.30m)

En- suite/ bathroom

7'2" x 14'1" (2.20m x 4.30m)

Bedroom 2

15'5" x 16'1" (4.7m x 4.9m)

En- suite



Ariel View



OS MAP



Bedroom 1



Bedroom 2/ Hobby Room



Bedroom Three



Ariel View

Bedroom 3

10' 9" x 10' 9" (3.30m x 3.30m)

Bedroom 4

8' 2" x 11' 5" (2.50m x 3.50m)

Annexe

Entrance Hall

Kitchen

7' 11" x 6' 10" (2.42m x 2.10m)

Living Room

13' 1" x 11' 9" (4.00m x 3.60m)

Bedroom

10' 2" x 12' 1" (3.1m x 3.70m)

Shower Room

Outside

Open Barn

29' 6" x 42' 8" (9.00m x 13m)

Garage

25' 11" x 16' 8" (7.9m x 5.10m)

Workshop

9' 2" x 12' 2" (2.80m x 3.72m)

Store

24' 3" x 18' 4" (7.40m x 5.60m)

Garden Store

14' 5" x 19' 8" (4.40m x 6.00m)

Coal & Log Store

13' 1" x 18' 0" (4.00max 5.50m)

Workshop

44' 11" x 18' 4" (13.69m x 5.59m)

Property Information

Tenure Freehold

Council Tax Band D. Council Tax is discounted for the annexe which is Band A. Westmorland & Furness Council

Services & Utilities Mains electricity, spring water supply and septic tank. LPG heating to the main house, electric boiler and electric radiators to the annexe, 2 log burners and Larbert range

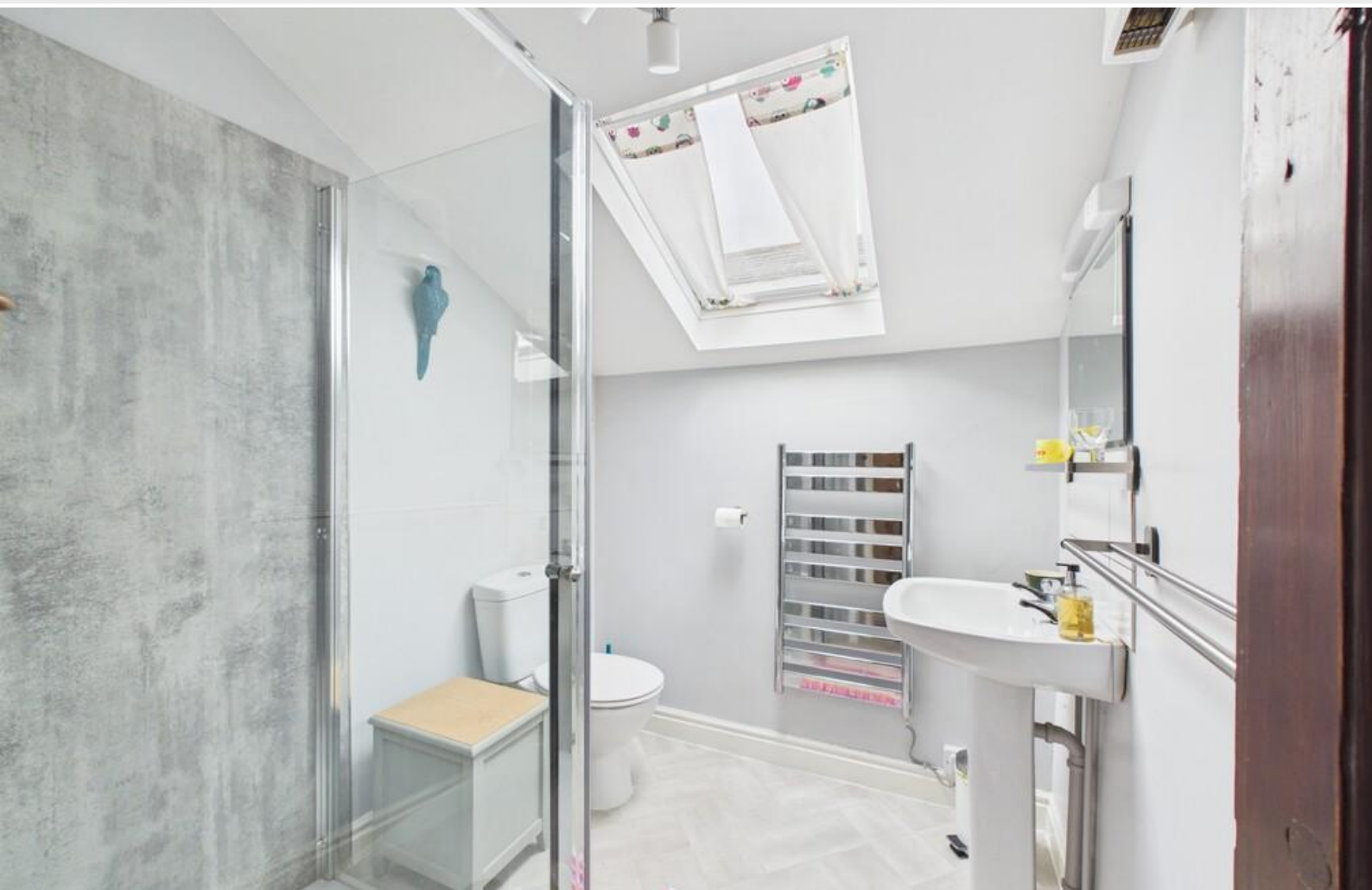
Septic Tank We have been advised there is a septic tank, located on the driveway to the side of the property. We have been advised the discharge flow soaks into the ground

Spring Water We have been advised the type of water supply is from a natural spring, a holding tank is located on Ash Fell. The supply also feeds troughs in the local neighbouring fields.

Planning Permission & Lapsed Planning Conversion of barns to a house. Yorkshire Dales Planning Number E/12/93



En-suite/ bathroom



Annex Shower Room



Ariel View



Annexe Kitchen



Annexe Living Room

Future Right of Way The vendor has advised us that they expect a future wayleave for electrical supply

Agents Notes We have been advised the barn adjacent to the property has recently been purchased with the new owners planning to turn into a house

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices

Directions In the village of Ravenstonedale, pass the pub and take the first junction to the left. At the fork in the road take the road to the left, and go over the hump back bridge, follow the road round to the right and take the road to the left

What3words Location ///swim.cleaching.storms

Anti Money Laundering Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc.VAT) per individual or £50.00 (inc.VAT) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (inc.VAT).

Meet the Team

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Total area: approx. 593.7 sq. metres (6390.4 sq. feet)
This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

Bleaflatt Farm, Kirkby Stephen

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