J.R. HOPPER & Co. Est. 1886



CROSBY GARRETT • CA17 4PW

Old Cottage

Guide Price £315,000 - £340,000

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AT A GLANCE

- Spacious Detached Home
- Village Location
- 3 Bedrooms & House Bathroom
- Large Sitting Room With Multi Fuel Stove
- Dining Kitchen & Utility
- Conservatory
- Front & Rear Gardens
- Large Garage & Driveway Parking
- No Forward Chain
- Great Family Home, Holiday Retreat Or Investment Property

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

Spacious Detached Home

Old Cottage is a delightful detached cottage located in the tranquil village of Crosby Garrett, nestled in the heart of the stunning Eden Valley.

The village itself is quiet with minimal traffic and offers a strong sense of rural community, featuring a village hall and church. It is ideally situated for outdoor enthusiasts, with a variety of scenic walks from the doorstep — including the renowned Coast to Coast route which passes nearby.

Despite its peaceful setting, Crosby Garrett is conveniently located for access to the A66 and M6, making it an excellent base for commuting. The popular market town of Kirkby Stephen is just four miles away and offers a wide range of amenities including shops, restaurants, traditional pubs, a doctor's surgery, places of worship, and both a primary and grammar school.

The property offers generously proportioned accommodation over two floors. The ground floor comprises a welcoming entrance hall, a spacious living room with a multi-fuel stove, a bright conservatory, and a traditional cottage-style kitchen with a separate utility room.

Upstairs, the property features three well-proportioned double bedrooms and a large family bathroom.

Externally, Old Cottage sits on a generous wraparound plot. The front of the property enjoys a lawned garden area, while the rear offers a private enclosed patio — ideal for outdoor entertaining. A garage and off-road parking for one vehicle are also included.

Old Cottage would make a wonderful family home, rural retreat, or investment property in a sought-after location.

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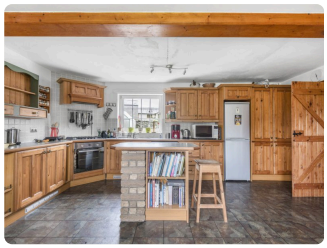
Village Location

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GALLERY

Every room, inside and out

















Produced 30 October 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






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3 Bedrooms & House Bathroom

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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

Fitted carpet. Dado rail. Radiator. Glazed UPVC external door to the front.

Living Room

Spacious living room. Fitted carpet. Dado rail. Multi fuel stove on slate hearth with wooden lintel. TV point. Radiator. Two windows to the front bringing in lots of natural light.

Conservatory

Fitted carpet. Radiator. Fully glazed ceiling. Glazed over three aspects. French doors leading to rear patio area.

Kitchen

Spacious kitchen diner. Tiled flooring. Exposed beam. Dado rail. Good range of wooden wall and base units. Kitchen island with storage. Single stainless steel sink and drainer. Integrated oven and gas hob with extractor hood. Space for fridge freezer. Plumbing for dishwasher. TV point. Radiator. Two windows over dual aspects.

Utility Room

Vinyl flooring. Built in storage cupboard. Single bowl stainless steel sink & drainer. Plumbing for washing machine. Radiator. Window to the rear. Wooden external door to the rear of the property.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Exposed beam. Loft access. Dado rail. Radiator. Window to the front of the property.

Bedroom 1

Spacious double bedroom. Fitted carpet. Exposed beam. Built in wardrobes. Radiator. Two windows over dual aspects.

Bedroom 3

Spacious front double bedroom. Fitted carpet. Exposed beam. Loft access. Built in over the stairs cupboard. Telephone & internet point. Window to the front of the property.

Bathroom

Spacious family bathroom. Vinyl flooring. Downlights. Part tiled walls. Shower cubicle with power shower. Bath. W/C. Wash basin. Airing cupboard. Heated towel rail. Radiator. Frosted window to the rear.

Bedroom 2

Front double bedroom. Fitted carpet. Built in wardrobes. Radiator. Window to the front.

03 OUTSIDE

Front

Front part enclosed lawned garden with path leading to front door.

Rear

Low maintenance enclosed rear patio garden with established flower beds and shrubbery.

Parking

Low maintenance gravelled area with parking for one vehicle in front of garage doors. Further parking available in the garage.

Garage

Large garage with space to park a vehicle. Up and over garage door. Pedestrian door to the rear. Window to the front.

04 AGENTS NOTES

Material Information

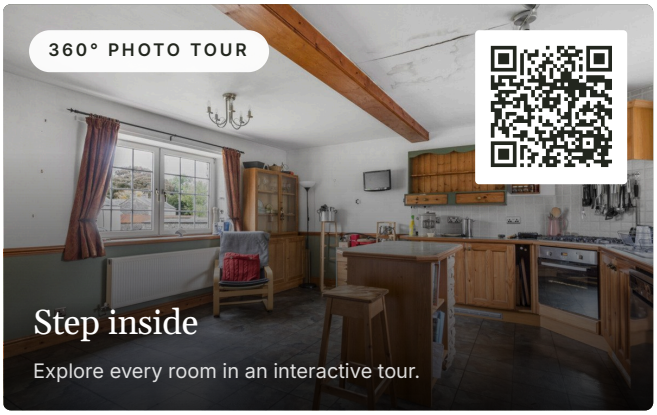
Mains electric, water & drainage. Oil central heating. Flood Risk: Very Low with no known history of flooding. Conservation Area: Crosby Garrett Broadband: Basic 1 Mbps Superfast 80 Mbps

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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 October 2025

PDF · 0.10 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 Old 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

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Ground Floor

First Floor

Total floor area 173.7 sq.m. (1,870 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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