J.R. HOPPER & Co. Est. 1886



ORMSIDE • CA16 6EJ

Rectory Farm Bungalow

Guide Price £690,000 - £725,000 | 3 D

AT A GLANCE

- Unique Smallholding With Excellent Equestrian Facilities
- Detached Three Bedroom Bungalow In A Peaceful Village Setting
- Approximately 1.65 Acres Of Ring Fenced Land
- Additional 4.6 Acres Available By Separate Negotiation
- Five Well Kept Stables With Electric And Water Supplies
- Spacious Single Storey Living With Flexible Accommodation
- Newly Fitted Open Plan Kitchen And Dining Space
- Cosy Lounge With Feature Sandstone Log Burner
- Extensive Outbuildings, Workshop And Storage Space
- Ideal 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

Unique Smallholding With Excellent Equestrian Facilities

Rectory Farm Bungalow is a unique smallholding, offering a detached bungalow, excellent equestrian facilities, stables, outbuildings and approximately 1.65 acres of land, all set within a quiet village location.

Additionally, there are 4.6 acres (approx.) of pasture land available by SEPARATE NEGOTIATION, this is available in three separate lots.

Nestled in the heart of the Eden Valley, the picturesque village of Ormside offers a rare blend of rural tranquillity and stunning Cumbrian scenery, all within easy reach of the historic market town of Appleby-in-Westmorland. Surrounded by rolling countryside and enjoying a peaceful community atmosphere, Ormside is an ideal location for those seeking a slower pace of life while remaining well connected to local amenities, schools, and transport links.

The village is rich in character, with charming period properties, scenic walking routes, and panoramic views towards the Pennines and Lake District fells. Appleby-in-Westmorland, just a short drive away, provides a range of independent shops, cafés, pubs, and everyday services, along with rail connections on the Settle–Carlisle line.

The accommodation is spacious all on one level. There is a large entrance hall leading through to a lovely, bright open plan living/dining space with a newly fitted kitchen. There is also a cosy lounge with a beautiful featured sand stone surround log burner. There are three bedrooms, a shower room and house bathroom. The accommodation is flexible and could be extended into the integral garage if desired.

The property is presented in excellent order throughout, with the current owners having clearly taken great pride in maintaining and caring for the home over the years. More recently, they have installed a brand new fitted kitchen, further enhancing their home. The property also benefits from oil fired central heating and PV solar panels, which provide a FIT income.

Externally is a private driveway which provides ample parking and continues up the side of the property to access the stables, outbuildings and land.

At the front is a lovely, lawn garden with well established flower beds and rockery style garden. To the rear is a pleasant patio, currently gravelled with a vegetable plot and greenhouse. This could be further landscaped if required.

An impressive covered yard area provides access to the five exceptionally well-kept stables, all of which benefit from both electric and water supplies. Ideal for day-to-day equestrian or smallholding use. Completing the range of outbuildings is a sizable steel portal frame building which offers fantastic versatility as a workshop, agricultural building or extensive storage space.

The land extends to 1.65 acres (approx.) of good quality agricultural land, this is ring fenced. Additionally, there are 4.6 acres (approx.) of meadow / pasture land available by SEPARATE NEGOTIATION, this is available in three separate lots.

Rectory Farm Bungalow is a rare opportunity to acquire a great small holding or equestrian property in a quiet yet easily accessible location.

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 24 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







Detached Three Bedroom Bungalow In A Peaceful Village Setting

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 Rectory Farm Bungalow 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 24 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.

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

Large entrance hall. Fitted carpet. Coved ceiling. Large airing cupboard. UPVC front door with side window panel.

Dining Room

Open to the kitchen, currently used as open plan living space. Fitted carpet. Coved ceiling. Radiator. Window overlooking the front garden.

Kitchen

Brand new fitted kitchen with an excellent range of wall and base units. Karndean flooring. Ceiling downlights. Integrated electric oven, hob and extractor fan. Stainless steel sink unit. Space for a washing machine and freestanding fridge freezer. Vertical radiator. Window to the rear.

Rear Hall

Karndean flooring. uPVC Back door. Access to garage.

Shower Room

Modern shower room. Tiled floor. Shower cubicle. WC and wash basin. Radiator. Heated towel rail. 2 Frosted windows.

Lounge

Spacious lounge. Fitted carpet. Coved ceiling. Stunning sandstone surround with marble hearth, housing a log burner. Radiator. Three windows enjoying a triple aspect.

Family Bathroom

Large bathroom. Fitted carpet. Bath, wash hand basin and WC. Drainage in place for a shower. Radiator. Extractor fan. Frosted window to the side.

Bedroom 1

Large double bedroom. Fitted carpet. Built in wardrobe and dresser. Radiator. Window to the rear.

Bedroom 2

Double bedroom. Fitted carpet. Built in wardrobe. Radiator. Window to the rear.

Bedroom 3

Fitted carpet. Radiator. Window to the rear.

02 OUTSIDE

Garage

Integral garage. With up-and-over door. Power and light. Access to loft hatch with partly boarded and insulated loft space. Central heating boiler and solar panel controls. Frosted window to the side. Excellent space that is currently used for storage with access from within the house.

Front Garden

Sweeping gravelled driveway providing ample parking and turning space, leading to the garage and continuing to the stables, outbuildings and land beyond. Beautifully maintained front garden, mainly laid to lawn with an attractive rockery feature, mature shrubs and well-stocked borders. Framed with traditional stone walls and established hedging. The septic tank system is discreetly situated in this front area.

Rear

Private paved pathway to the rear of the bungalow with attractive raised stone flower beds and planted borders. Oil tank.

Produced 24 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.

THE ACCOMMODATION

02 OUTSIDE

Stables & Outbuilding

Concrete yard and sizeable steel portal frame building, and a purpose built block of five stables, with one currently used for secure storage. The stables are all beautifully maintained with the whole outdoor building complex benefitting from both power and water supplies. There is also an additional patio area to the rear, with steps leading up to the greenhouse and an additional external water tap.

Land

Ring fenced land extending to approximately 1.65 acres, offering good quality grazing land with stock-proof fencing.

Additional Land

An additional 4.60 acres of good quality agricultural land may be available by separate negotiation in up to three separate lots.

03 AGENTS NOTES

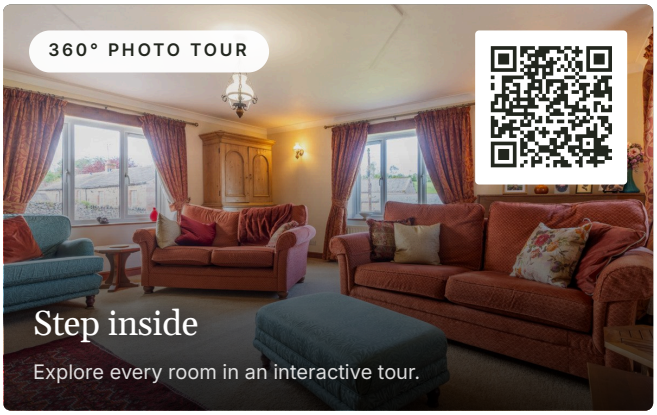
Material Information

Mains electricity and water. Septic tank drainage. Oil-fired central heating and double glazing throughout. Solar panels installed with the benefit of a transferable feed-in tariff. Local Authority Westmorland and Furness Council Flood Risk Very low | No history of flooding Broadband Basic: 2 Mbps | Superfast: 67 Mbps

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 - 5th September 2024

PDF · 0.12 MB

Produced 24 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.

RECTORY FARM BUNGALOW

Appleby-in-Westmorland, Cumbria



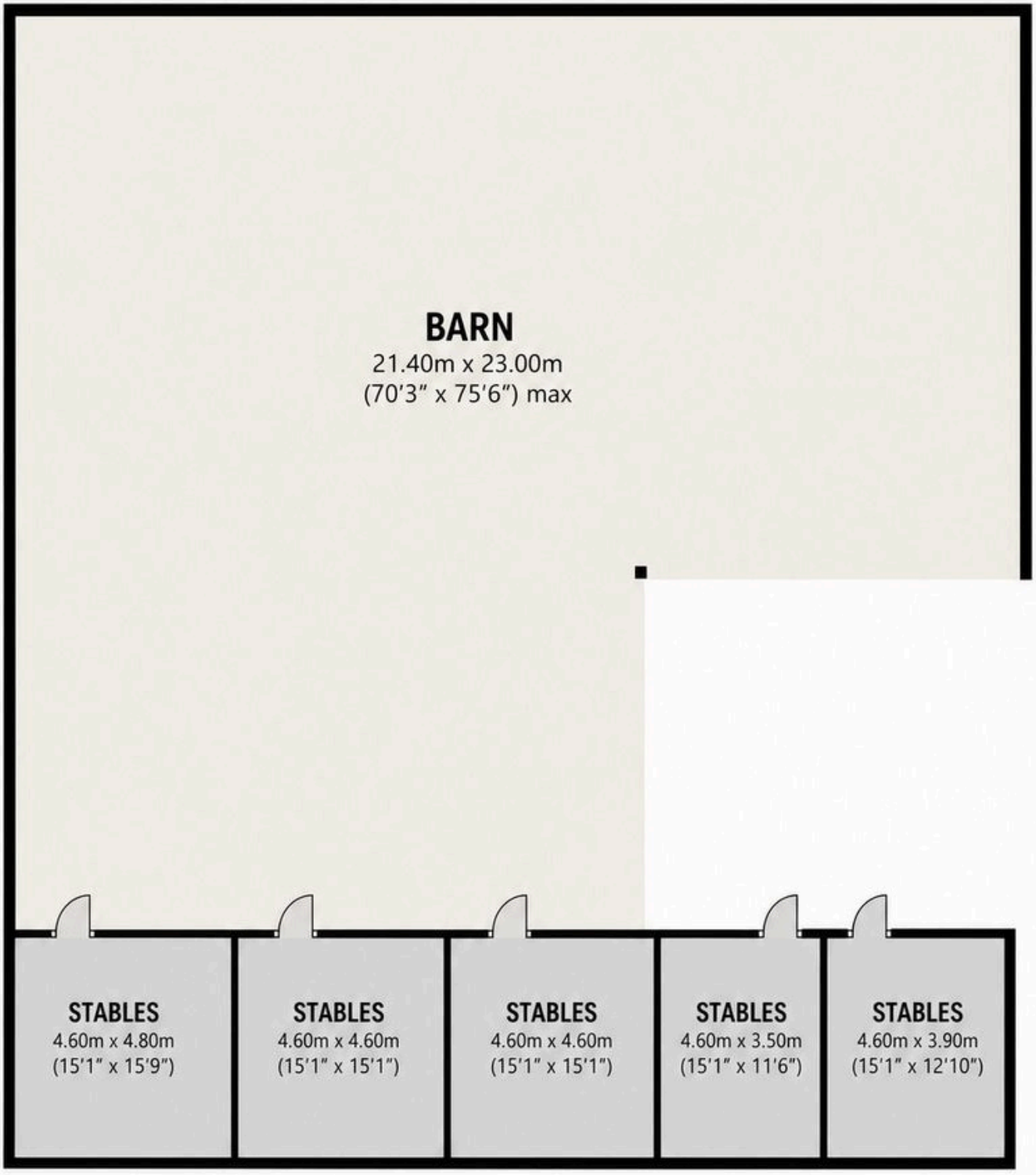
TOTAL FLOOR AREA: APPROX. 665.0 SQ. METRES (7158.1 SQ. FEET)

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.
Plan produced using PlanUp.

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.

GROUND FLOOR

Approx. 665.0 sq. metres (7158.1 sq. feet)



This plan is for layout guidance only and is not drawn to scale unless stated.

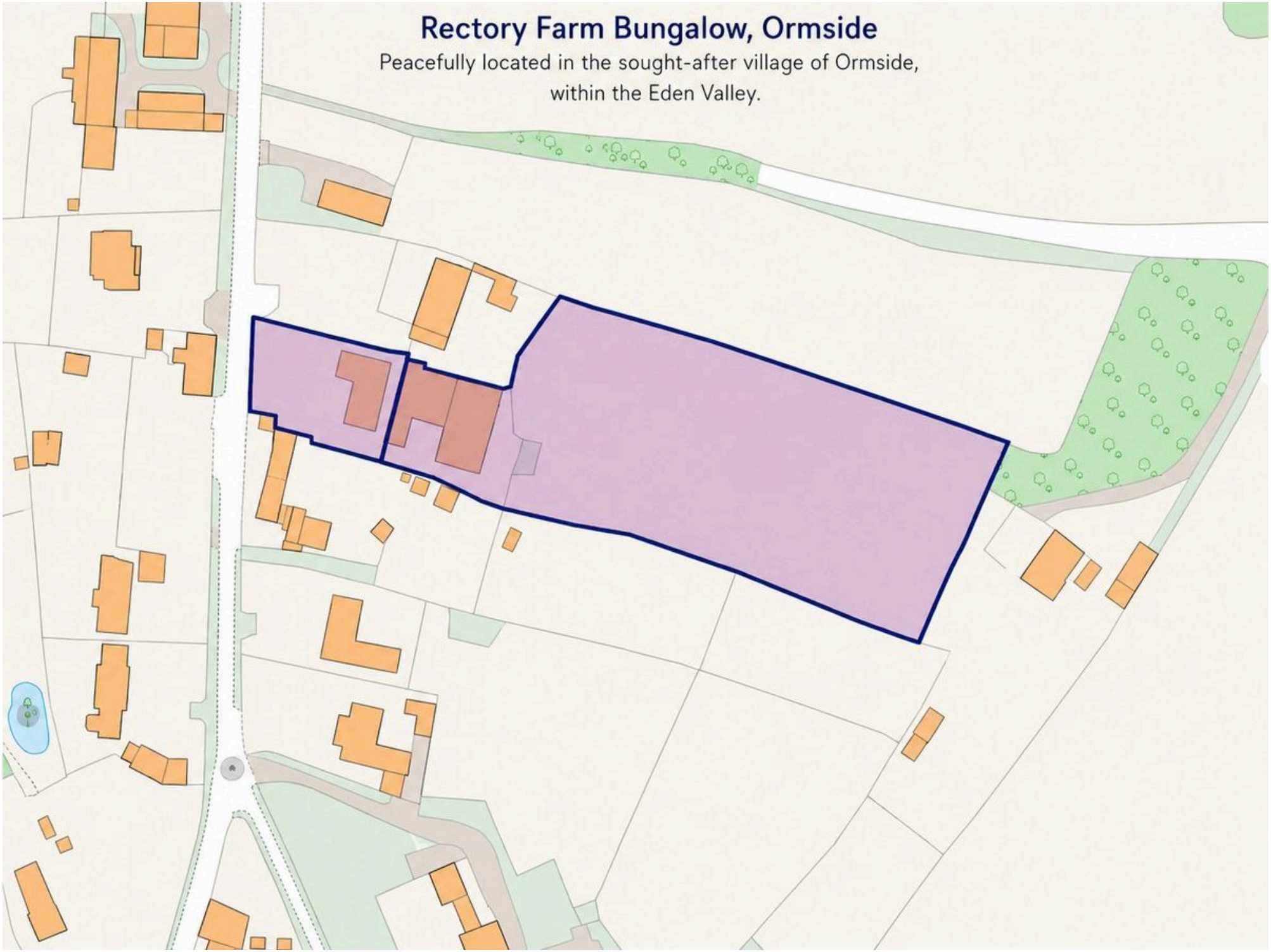
Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

Plan produced using PlanUp.

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.

Rectory Farm Bungalow, Ormside

Peacefully located in the sought-after village of Ormside,
within the Eden Valley.



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.