J.R. HOPPER & Co. Est. 1886



OUTHGILL • CA17 4JU

The Old Stables

Guide Price £375,000 - £395,000 | 4 | C

AT A GLANCE

- Spacious Character Cottage In Quiet Village Location
- Accommodation Over Three Floors
- Low Maintenance Front Garden & East Facing Garden To The Rear
- Bespoke Fitted Kitchen
- Sitting Room, Dining Room & Sun Room
- Utility & Cloakroom
- Four Double Bedrooms
- House Bathroom & En-Suite Shower Room
- Ample Parking for 3 Vehicles
- Ideal As A Family Home, Holiday Retreat Or Investment Property

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THE PROPERTY

Spacious Character Cottage In Quiet Village Location

The Old Stables is a deceptively spacious, character cottage in the hamlet of Outhgill in the dramatic valley of Mallerstang.

Outhgill is a small community hamlet just 4 miles from the market town of Kirkby Stephen. The town has good communication links, with easy access to the M6 in the West and the A66 link road to the A1. Kendal, Lancaster, the Lake District & the Yorkshire Dales are all easily accessible. The scenic Settle to Carlisle Railway offers national connections. Kirkby Stephen has highly regarded primary and grammar schools and there are excellent independent schools at Sedbergh & Barnard Castle. There is a school bus to Kirkby Stephen from outside the door.

The Old Stables offers quality accommodation over three floors. On the ground floor is a well fitted bespoke kitchen with granite work surfaces, a separate utility and downstairs cloakroom. Also on this floor is a dining room, opening through to an attractive living room with multi fuel stove and exposed stone work. There is also a lovely extension providing a garden room, linking the main rooms with the kitchen and leading out to the garden. On the first floor are three good double bedrooms all with pleasant views and a large house bathroom. On the second floor the loft has been converted into a Master bedroom suite with a large double bedroom, full of character with exposed beams and trusses, a walk in wardrobe and en suite shower room.

The property is currently running as a successful holiday let, this could be continued by the new owners if desired.

Outside to the rear is an East facing garden with large lawn and mature borders. To the front is a low maintenance cottage garden. There is a gravel parking area to the rear for one vehicle with additional parking to the front.

There are lovely views and walks to Mallerstang Edge and Wild Boar Fell. This property must be viewed internally to fully appreciate the size and quality of the accommodation.

> *Accommodation Over Three Floors*

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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














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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

Large, welcoming entrance. Karndean flooring. Exposed beams. Radiator. Staircase. Front door.

Dining Room

Characterful, front reception room. Fitted carpet. Exposed beams. Feature exposed stone wall. Radiator. Window to the front.

Sitting Room

Large, bright sitting room. Fitted carpet. Exposed beams. Feature stone wall with fireplace housing a multi fuel stove. Open to the dining room and sun room.

Sun Room

East facing sun room. Karndean flooring. Exposed stone wall. Windows and door to the garden. Velux roof lights.

Kitchen

Lovely kitchen, open to the sun room. Karndean flooring. Exposed beams. Well fitted kitchen with granite worksurfaces. Integrated electric oven, hob, microwave and dishwasher. Storage cupboard. Radiator.

Cloakroom

Ground floor WC. Karndean flooring. WC. Wash basin. Extractor fan.

Utility Room

Karndean flooring. Range of units with a stainless steel sink. Plumbing for a washing machine. Oil fired boiler. Window to the front.

02 FIRST FLOOR

Landing

Spacious landing. Fitted carpet. Radiator. Spiral staircase to the second floor. Window.

Bedroom One

Rear double bedroom. Fitted carpet. Exposed ceiling beam. Radiator. Window to the rear overlooking the garden.

Bedroom Two

Rear double bedroom. Fitted carpet. Exposed beam. Radiator. Window to the rear overlooking the garden.

Bedroom Three

Front double bedroom. Fitted carpet. Radiator. Wash basin. Window to the front.

Bathroom

Modern family bathroom. Karndean flooring. Free standing bath. Separate shower cubicle. WC. Wash basin. Radiator. Extractor fan. Window to the front.

03 SECOND FLOOR

Bedroom Four

Lovely, master bedroom. Fitted carpet. Exposed roof timbers. Radiator. Built in wardrobe. Eaves storage. 2 Velux roof lights.

En Suite

Karndean flooring. Exposed beams. Wash basin. Corner shower cubicle. Extractor fan. WC. Heated towel rail.

04 OUTSIDE

Front

Walled, low maintenance garden to the front. Gravelled with garden path to front door.

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THE ACCOMMODATION

04 OUTSIDE

Rear Garden

Enclosed rear garden. Lawn and flagged patio area. Timber garden shed. Oil tank. There is also a second timber shed on the South elevation.

Parking

Gravel parking area to the rear for one car and additional parking for two vehicles at the front. The roadside to the front and side is part of the property.

05 AGENTS NOTES

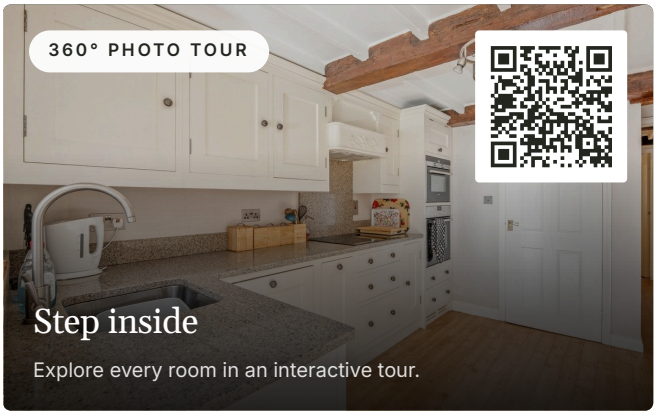
Material Information

Broadband: B4RN hyper fast Broadband is available of around 500 Mbps. Basic- 2 Mbps, Ultrafast - 1000 Mbps Flood Risk: According to Urbanwater low risk of flooding above 20cm . No known history of flooding Oil fired central heating. The windows are all double or triple glazed and most have been replaced in the last 5 years with high quality hardwood to the front & UPVC to the rear. Mains electric, water and drainage.

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 - 30th April 2026

PDF · 0.12 MB

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Low Maintenance Front Garden & East Facing Garden To The Rear

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 The Old Stables 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

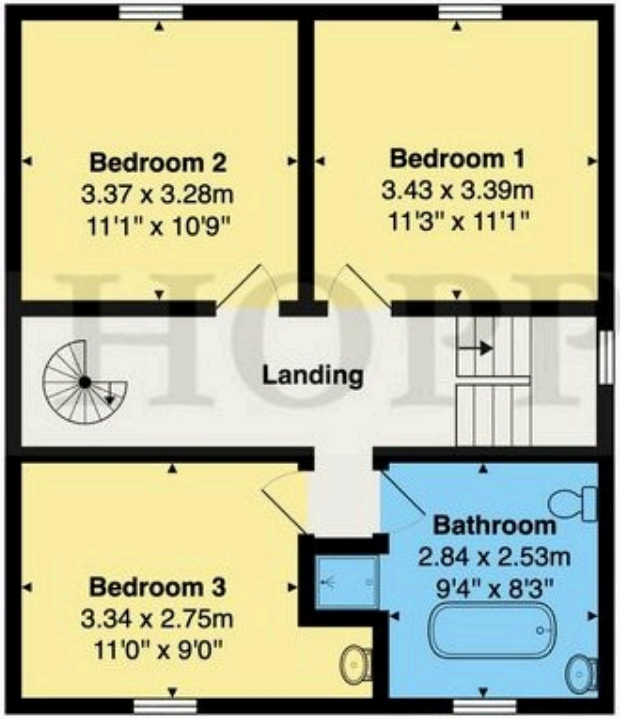
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The Old Stables, Outhgill CA17 4JU

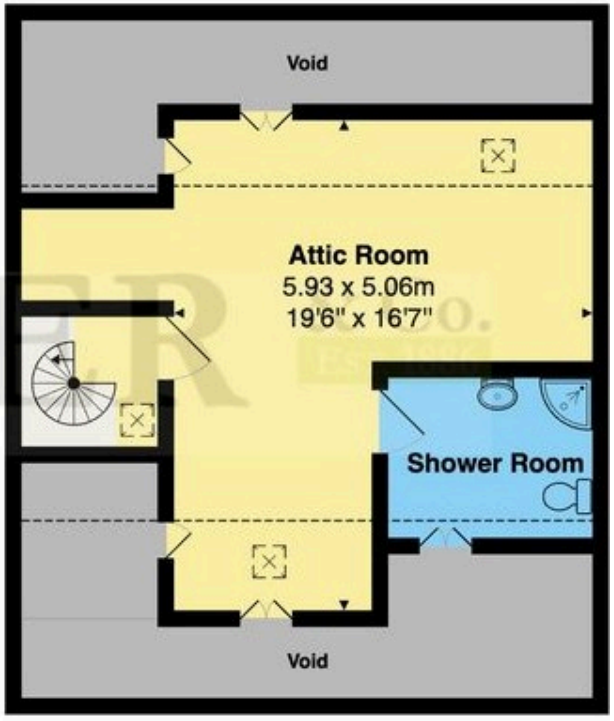
Total Area: 160.0 m² ... 1722 ft² (excluding void)



Ground Floor



First Floor

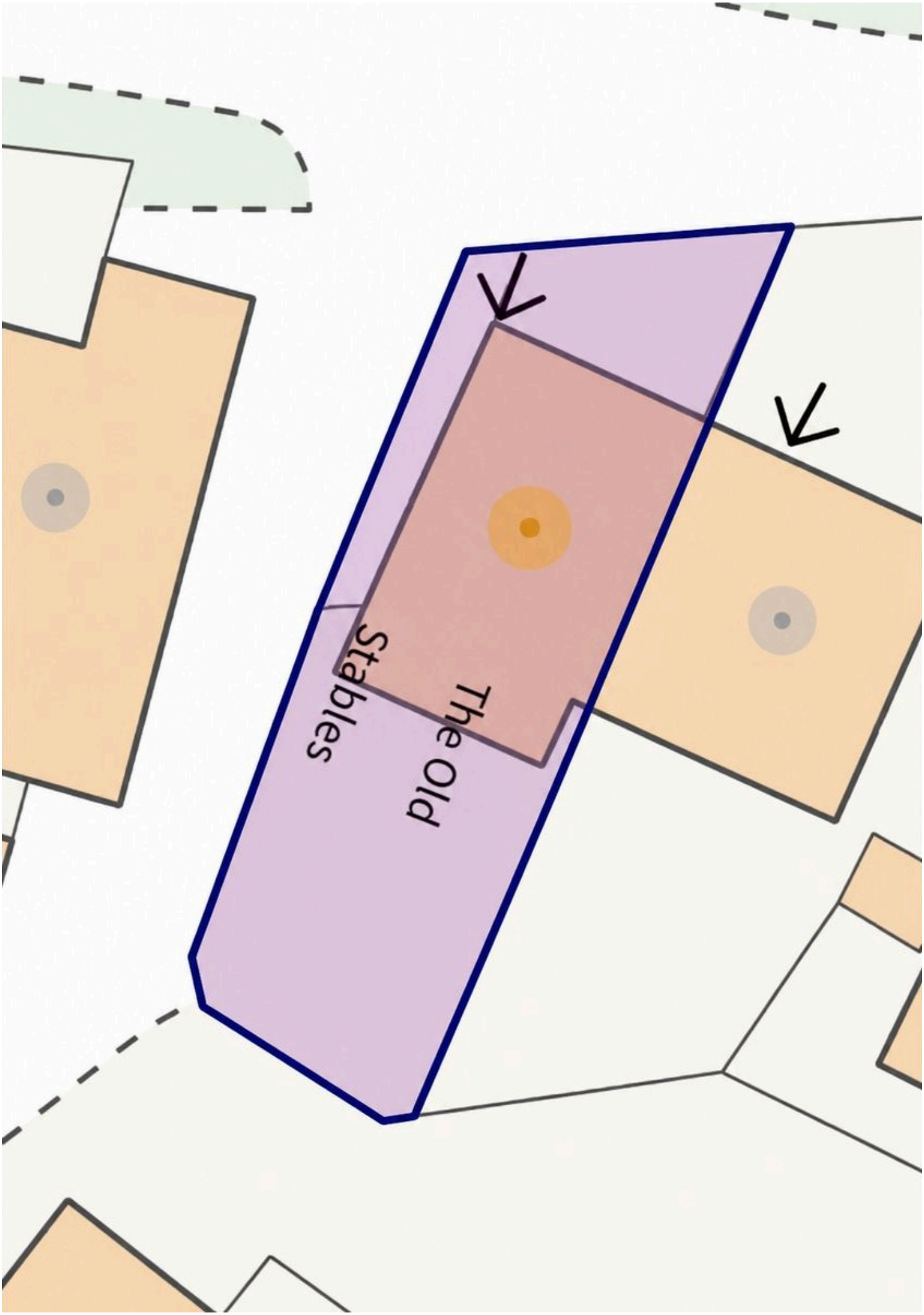


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J.R. HOPPER & Co.

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Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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