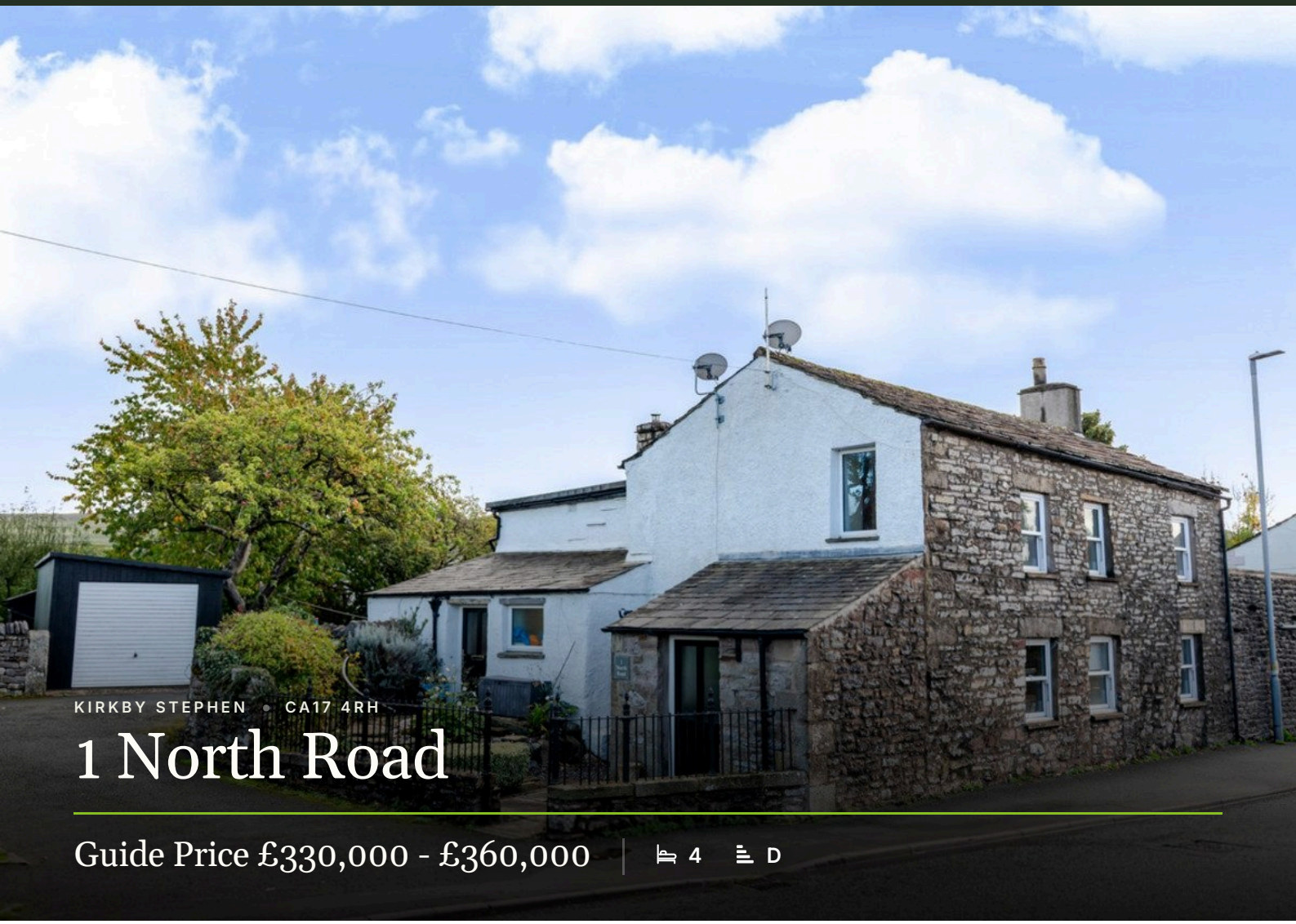
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4RH

1 North Road

Guide Price £330,000 - £360,000

4 | D

AT A GLANCE

- Charming 17th-Century Character Cottage
- Four Bedrooms – Three Doubles And One Single
- Walking Distance To Kirkby Stephen Town Centre
- Recently Modernised Throughout
- Spacious Yet Cosy Sitting Room
- Open-Plan Dining Kitchen With Separate Utility Room
- Ground-Floor Shower Room And First-Floor Family Bathroom
- Ideal As A Family, Retirement Or Holiday Home
- Private Enclosed Rear Garden With Patio
- Garage & Driveway Parking

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

Charming 17th-Century Character Cottage

1 North Road is a deceptively spacious and characterful home within walking distance of the Kirkby Stephen town centre.

Kirkby Stephen is only ten miles from junction 38 of the M6 motorway and is well placed for Kendal, Penrith, Appleby and the Lake District. The scenic Settle to Carlisle Railway is on the doorstep and the Coast to Coast and Lady Ann footpaths run through the town. Kirkby Stephen has highly regarded primary and grammar schools, as well as a good range of shops, restaurants & pubs, church & chapel and doctor's surgery. There is still a weekly outdoor market and an agricultural auction mart.

The property itself dates back to the 17th Century and retains many original character features including wall niches, exposed beams and a stone staircase.

1 North Road is in excellent condition and has been recently modernised by the current owners, works have included re plastering, redecoration and new flooring. They have carried out landscaping work to the garden. The cottage is in excellent condition and benefits from having modern windows, kitchen and bathroom,

The property is deceptively spacious with good accommodation over two floors. On the ground floor is an entrance porch leading through to an open plan dining kitchen and a utility room. There is a ground floor shower room, pantry and large yet cosy sitting room. Upstairs is a large family bathroom and four bedrooms, three doubles and a single.

To the rear of the property is a flagged patio leading up to a private lawn garden with mature established shrubs creating screen and privacy. There is a timber garden shed. There is also a garage to the side of the property and private driveway parking to the front of the garage.

1 North Road is a ideal family, retirement or holiday home.

> *Four Bedrooms – Three Doubles And One Single*

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GALLERY

Every room, inside and out

















Produced 25 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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Walking Distance To Kirkby Stephen Town Centre

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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

Porch

Carpet. Beams. Alcove with character features. Window to side. Front Door.

Kitchen/Diner

Large open plan dining kitchen. Carpet and tiled floor. Ceiling down lights. Excellent range of bespoke wall and base units with granite and solid wood work surfaces and ceramic sink. Gas fired AGA (used for cooking and hot water). Radiator. Wall niches. Sash window with shutters to the front and a window and door to the rear garden.

Utility Room

Steps up to utility room. Stone flooring. Stainless steel sink unit. Plumbing for washing machine and dryer. Gas fired central heating boiler. Window and door to front.

Hallway

Fitted carpet. Turned staircase. Exposed beams. Understairs cupboard. Feature wall niche.

Shower Room

Ground floor shower room. Vinyl flooring. Corner shower cubicle with electric shower. WC. Wash basin. Extractor fan. Frosted window to the rear.

Living Room

Cosy living room to the front. Fitted carpet. Fireplace housing a gas fire. 2 Radiators. Internal window to the hall. 2 Sash windows to the front.

02 FIRST FLOOR

Landing

Bright, airy landing. Fitted carpet. Exposed beams. Radiator. Airing cupboard. Wall niche. Radiator. Window to the garden.

Bedroom 3

Rear double bedroom. Fitted carpet. Radiator. Window with window seat overlooking the rear garden.

Master Bedroom

Large, front double bedroom. Fitted carpet. Built in wardrobes. 2 Radiators. Sash window to the front.

Bedroom 4

Front single bedroom/ home office. Fitted carpet. Radiator. Sash window to front.

Bedroom 2

Front double bedroom. Fitted carpet. Radiator. 2 Sash windows to the front and side.

Bathroom

Large family bathroom. Parquet style flooring. Bath with electric shower over. Wash basin. WC. Radiator with towel rail. Dressing area with fitted cupboards. Frosted window.

03 OUTSIDE

Back garden

Lovely, enclosed rear garden. Stone flagged patio with steps leading up to a lawn with well established shrubs and hedges which have created privacy. Timber garden shed.

Side Garden

Low maintenance side garden, enclosed with wrought iron railings. Well stocked rockery style garden. Direct access to porch and utility room.

Parking

Tarmac parking area for at least 2 vehicles in front of garage.

Garage

Single door.

Agent Notes

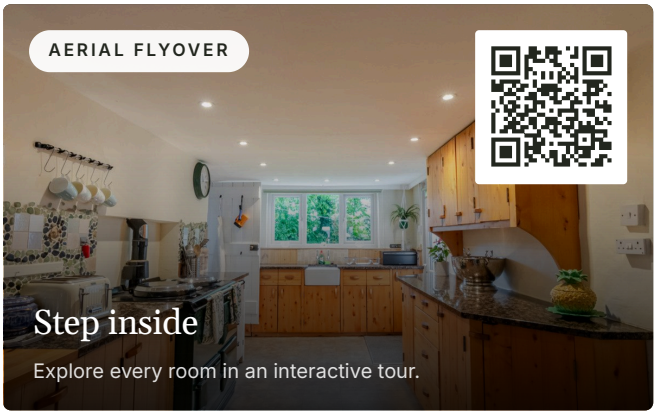
Broadband: Basic - 16 Mbps, Superfast - 80 Mbps
Conservation Area: Kirkby Stephen Flood Risk: Very low

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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 - 9th October 2026

PDF · 0.63 MB

Interactive floorplan

my.matterport.com

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 1 North Road properly, inside and out, room by room, pointing out every feature and every issue as they go.

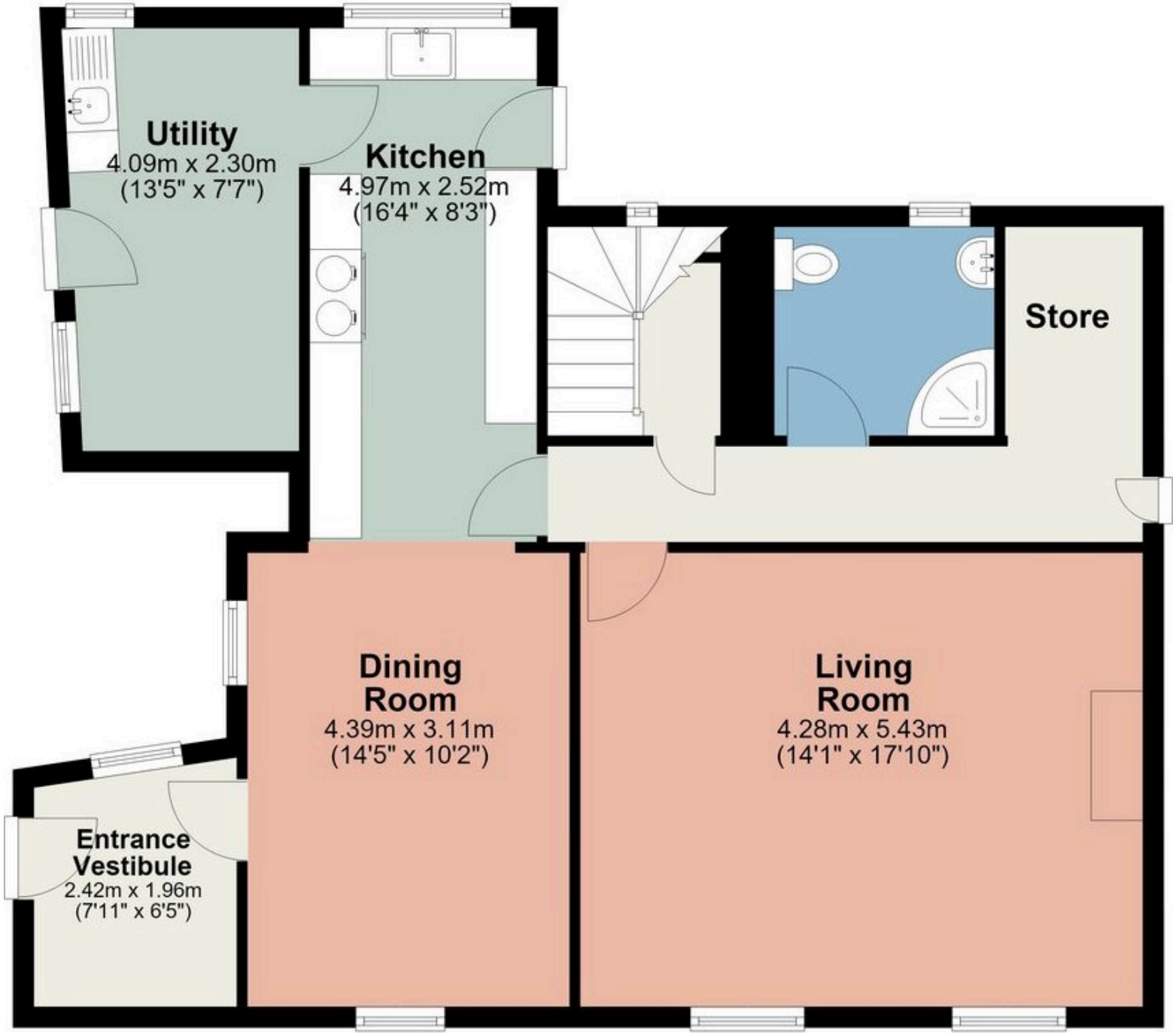
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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Ground Floor

Approx. 82.5 sq. metres (888.1 sq. feet)



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First Floor

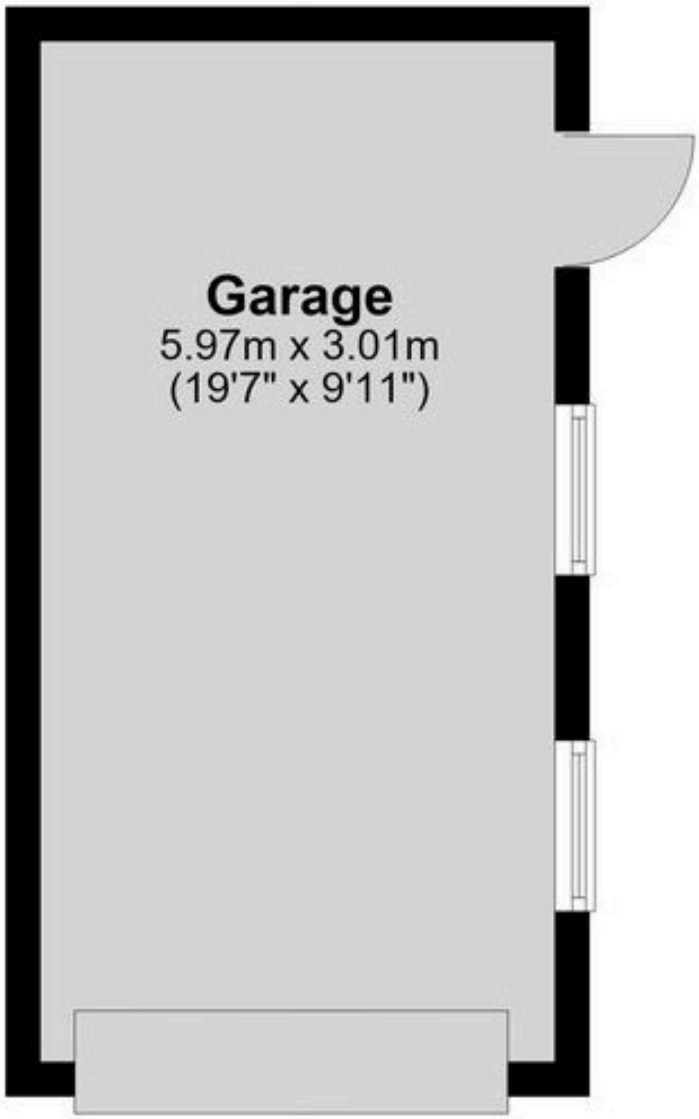
Approx. 65.3 sq. metres (703.1 sq. feet)
(excluding Bathroom)



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Garage

Approx. 18.0 sq. metres (193.4 sq. feet)



Total area: approx. 165.8 sq. metres (1784.7 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.

1 North Road, Kirkby Stephen

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