J.R. HOPPER & Co. Est. 1886



SOULBY • CA17 4PJ

Ivy Cottage

Guide Price £275,000 - £295,000

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AT A GLANCE

- Impressive Semi Detached House
- In Need of Modernisation
- 4 Good Sized Bedrooms
- Bright Living Room
- Dining Kitchen & Utility Room
- Family Bathroom & Additional WC
- Garage & Large Carport
- Private Rear Garden
- No Onwards Chain
- Excellent Family Home / Investment Opportunity

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THE PROPERTY

Impressive Semi Detached House

Ivy Cottage is a spacious semi-detached family home, tucked away in the peaceful village of Soulby, just under three miles from the popular market town of Kirkby Stephen.

Having been a much-loved family home for many decades, Ivy Cottage now offers an exciting opportunity for its next owners to fully refurbish and create a wonderful home for years to come.

Soulby is less than 3 miles to the popular market town of Kirkby Stephen. Located on the northern edge of the Yorkshire Dales National Park, Kirkby Stephen is a market town offering an excellent range of amenities alongside outstanding access to spectacular countryside. Approximately ten miles from Junction 38 of the M6 motorway, the town provides convenient links to Kendal, Penrith, Appleby and the Lake District National Park. The renowned Settle–Carlisle Railway is close by, while the famous Coast-to-Coast walking route passes through the town. Residents benefit from a highly regarded primary school and grammar school, a selection of independent shops, cafés, restaurants and traditional pubs, together with healthcare facilities, a weekly outdoor market and a long-established agricultural auction mart.

The accommodation begins with an entrance porch leading into a hallway. There is a generous living room, a spacious dining kitchen with internal access to the integral garage, and a useful utility room to the rear with direct access to the garden.

To the first floor are four well-proportioned bedrooms, a family shower room and a separate WC, making the layout ideal for growing families.

Externally, a covered car port provides parking for two vehicles and has previously accommodated a caravan, while the integral garage and stone-built outbuildings offer excellent workshop and storage space.

The enclosed rear garden has been designed for ease of maintenance, being predominantly gravelled with established flower beds and mature planting, creating an attractive place to relax and enjoy the outdoors.

Offering generous living space, excellent outside storage and huge potential to add value through modernisation, Ivy Cottage is an exciting opportunity. Early viewing is highly recommended to appreciate the space and potential on offer.

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In Need of Modernisation

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 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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4 Good Sized Bedrooms

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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 Porch

UPVC front door,. Double glazed entrance porch. Fitted carpet. Two windows.

Hallway

Fitted carpet. Ceiling beams. Under stair cupboard. Radiator. Window.

Living Room

Fitted carpet. Ceiling beams. Feature fireplace housing electric fire. Built in TV unit. Small alcove. Radiator. Large window.

Kitchen

Laminate floor. Ceiling spotlights. Tiled walls. Excellent range of wall and base units. Electric hob and oven, with an extractor fan. One and half bowl stainless steel sink and drainer. Integrated fridge. Space for a washing machine. Radiator. Two windows to the front.

Utility Room

Laminate floor. Space for washing machine and tumble dryer. Wall and base units. Two windows overlooking the garden. Door to rear.

02 FIRST FLOOR

Landing

Fitted carpet. Window overlooking the garden.

Bedroom 1

Large double bedroom. Fitted carpet. Beamed ceiling. Two fitted wardrobes. Fitted storage furniture. Two radiators. Two windows to the front.

Bathroom

Vinyl flooring. Part-panelled and part-tiled walls. WC. Sink. Large shower enclosure. Airing cupboard housing the hot water cylinder with useful storage. Loft hatch. Radiator. Frosted window to the front.

Bedroom 2

Fitted carpet. Built in wardrobe. Radiator. Window to the front.

Bedroom 3

Fitted carpet. Loft hatch. Radiator. Window to front.

Bedroom 4

Fitted carpet. Built in wardrobe. Radiator. Window.

WC

Fitted carpet. WC. Frosted window to rear

03 OUTSIDE

Integrated Garage

Concrete floor. Water tap. Oil-fired boiler. Up-and-over garage door with convenient front and rear external doors.

Garden

Enclosed, low-maintenance gravel garden with established flower beds and mature planting. Two stone-built outbuildings offering excellent storage. Oil storage tank.

Carport

Covered car port with 2 parking spaces. Concrete floor. Two stone-built outbuildings comprising a useful workshop with power connected and a side window, together with a separate storage outbuilding. External door providing direct access into the kitchen.

Garage

Single garage. Concrete floor. Up and over door.

04 AGENT NOTES

Material Information

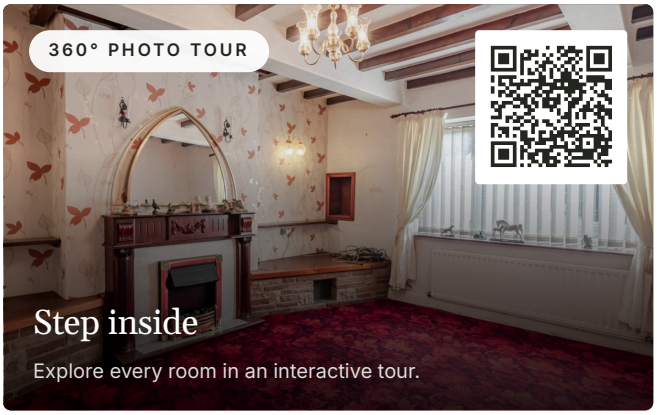
Oil central heating. Mains drainage, except for a toilet which is connected to a sole use septic tank situated in the garden. Mains electrics & water. Flood risk: stated as very low with no known history of flooding. Broadband: Basic 5 Mbps Superfast 80 Mbps

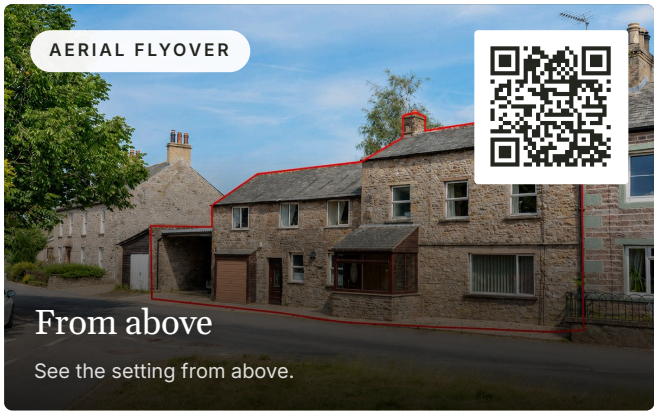
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ONLINE ONLY

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 - 20th July 2026

PDF · 0.13 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 Ivy 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

Approx. 171.3 sq. metres (1844.1 sq. feet)



First Floor

Approx. 71.0 sq. metres (764.4 sq. feet)



Total area: approx. 242.3 sq. metres (2608.5 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

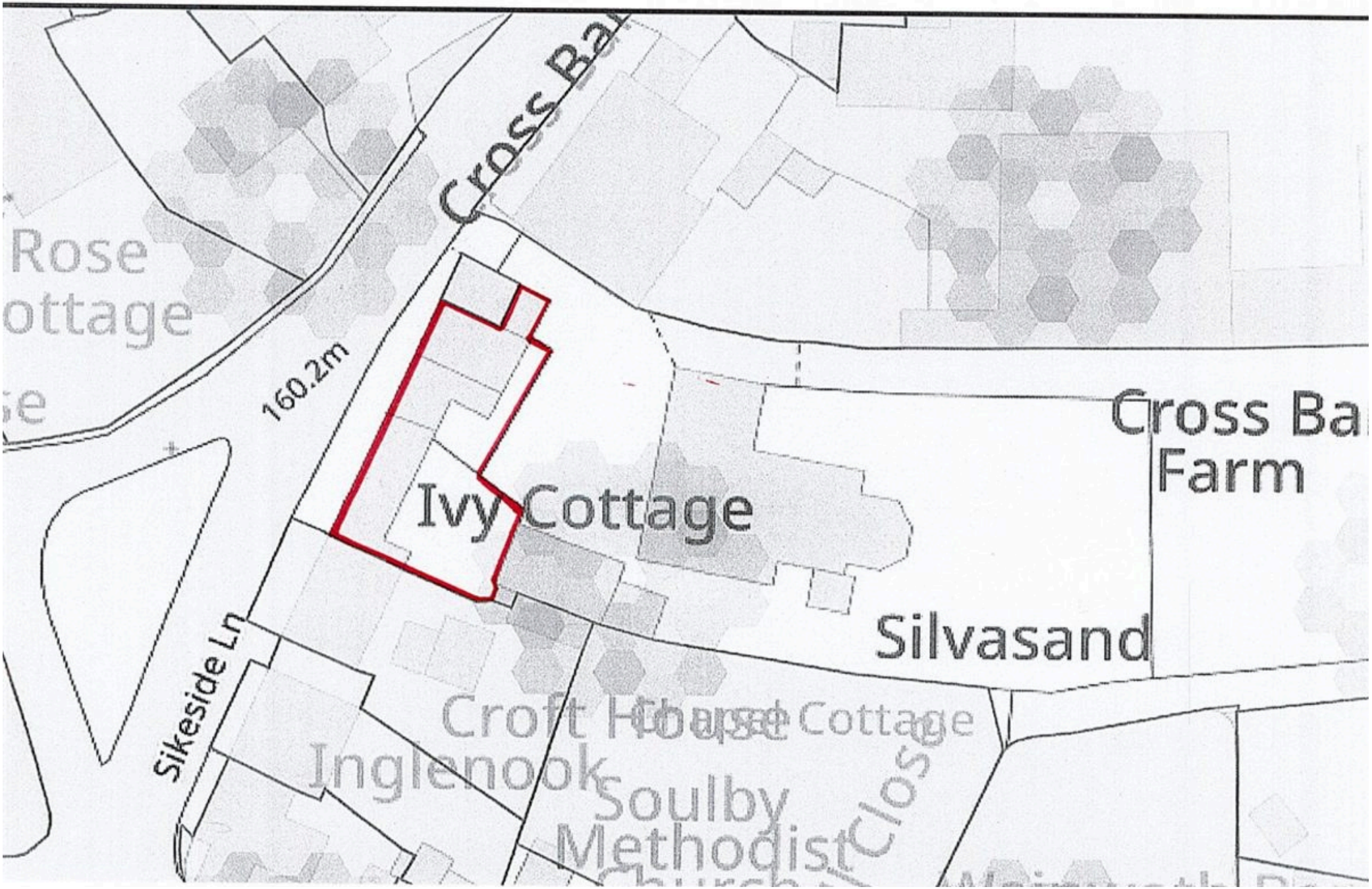
Plan produced using PlanUp.

Ivy Cottage, Soul by, Kirkby Stephen

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.

BETA Land Registry

MapSearch Snapshot



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