



BARRAS • CA17 4ET

Mousegill

Guide Price £695,000 - £725,000 | 3 D

AT A GLANCE

- | | | |
|---------------------------------------|--------------------------------------|--|
| ✓ Detached Barn Conversion | ✓ Approx. 7 Acres Including Woodland | ✓ Stable Blocks & Outbuildings |
| ✓ Private Woodland with Log Cabin | ✓ Stunning Panoramic Rural Views | ✓ 3 Generous Double Bedrooms |
| ✓ 2 Reception Rooms | ✓ Extensive Lawned & Fenced Gardens | ✓ Peaceful Location in Accessible Location |
| ✓ Ample Parking For Multiple Vehicles | | |

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Detached Barn Conversion

Mousegill is a charming, detached property set within seven acres of land, located in the peaceful hamlet of Barras, near Kirkby Stephen.

Barras is a charming and picturesque hamlet located on the edge of the Yorkshire Dales National Park. The nearby market town of Kirkby Stephen, approximately 7 miles away, offers a comprehensive range of amenities, including primary and secondary schools, a supermarket, a doctor's surgery, a train station, cafes, and more. The property also benefits from convenient access to major road networks, including the M6, A66, and A1, providing excellent connections to surrounding towns and cities.

Believed to date back to the 1800s, Mousegill was originally a barn and takes its name from the beck that flows from the top of the fell. The property was sympathetically converted in the late 1990s, preserving many original character features, including numerous windows that flood the space with natural light.

The accommodation is generously proportioned and offers a highly functional layout. The ground floor comprises a spacious and welcoming hallway, featuring an impressive staircase. Off the hallway,

there is a cosy living room with a gas fire and dual-aspect windows. Additionally, the property boasts a formal dining room, a well-equipped kitchen diner, and a separate utility room. Upstairs, the property offers three generously sized double bedrooms, one of which benefits from an en-suite shower room. A spacious family bathroom and a large hallway, which could easily be adapted into a home office, complete the upper floor.

Externally, the property is surrounded by extensive gardens, predominantly laid to lawn and enclosed by fencing. The seven acres of land are located primarily to the north and east of Mousegill, and are divided into various paddocks, which have been used for equestrian purposes. There is also a small woodland area, planted in 2000, which contains a log cabin.

To the rear of the property, there is a substantial parking area with space for several vehicles, as well as a large stable block featuring three separate stables, a workshop, a tool shed, and a machinery shed.

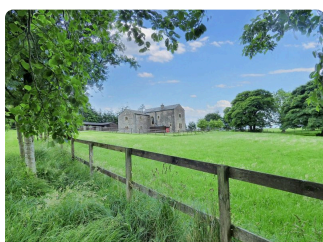
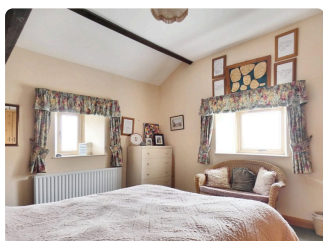
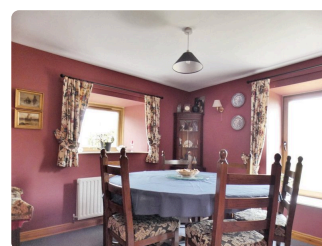
Mousegill presents a unique opportunity to acquire a smallholding in a truly spectacular yet easily accessible location.

“

*Approx. 7 Acres Including
Woodland*

GALLERY

Every room, inside and out





“

Stable Blocks & Outbuildings

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 Mousegill 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

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

Front Porch

UPVC door into porch. Tiled flooring. Glazed wooden door into the hallway. Window to the front overlooking the hills and beyond.

Hallway

Spacious hallway. Carpet. Under stairs storage cupboard. Radiator.

Living Room

Large living room. Fitted carpet. TV point. Large Inglenook fireplace housing LPG gas fire. Two radiators. Four windows overlooking three aspects all with superb views.

Dining Room

Fitted carpet. Radiator. Two large windows over dual aspects both with views.

Cloakroom

Fitted carpet. W/C. Basin. Extractor fan. Towel rail. Radiator.

Utility Room

Vinyl flooring. Good range of base units with complimentary worktops. Worcester oil boiler. Plumbing for washing machine. Stainless steel sink. Wooden glazed door to rear porch.

Rear Porch

UPVC glazed door into porch. Vinyl flooring. Two windows over dual aspects looking to the rear of the property and hills beyond.

Kitchen/Diner

Tiled flooring. Ceiling downlights. Good range of wall and base units with complimentary worktops. One & a half bowl stainless steel sink. Newly integrated appliances - dishwasher, fridge freezer, oven, hob and extractor hood. Radiator. Two windows over dual aspects with views.

02 FIRST FLOOR

Stairs/Landing

Fitted carpet. Turned staircase with large arched window with amazing views. Lovely wide landing with room for a home office. Internet and telephone point. Large airing cupboard with storage. Large window to the front and smaller window to the side.

Bedroom One

Large double bedroom with en-suite shower room. fitted carpet. Loft access (boarded and insulated). TV point. Two radiators. Two windows over dual aspects. En-suite shower room. Vinyl flooring. Storage cupboard. W/C. Basin. Shower cubicle with fully tiled walls. Extractor fan. Radiator. Window with views.

Bedroom Two

Rear double bedroom. Fitted carpet. Exposed beams. Radiator. Two windows over dual aspects.

Bathroom

Large family bathroom. Vinyl flooring. Exposed beams. W/C. Basin. Large bath. Three fully tiled walls. Radiator. Window to the rear overlooking the stables.

Bedroom Three

Double bedroom. Fitted carpet. Exposed beams. Large, fitted wardrobe. Radiator. Two windows over dual aspects.

THE ACCOMMODATION

03 OUTSIDE

Overview

The property is approached by a lane from the main road. The lane to the railway bridge is an adopted road and after the bridge it is a private lane. This upkeep of the private lane is shared with the neighbouring property.

Garden

Low maintenance lawned gardens surround the property with long distance panoramic views.

Stable Blocks

There is a timber stable block to the rear of the property. This has been split to provide Three stables: Two 12'x 12' One 12' x 15'. Tack room (10' x 12'). Workshop (10' x 12') & machine store (10' x 30') These stables are equipped with power, water and lighting.

Land

Approx. 7 acres of good land stretch to the North and East of the house. The land has been split into four paddocks separated by post and rail fencing. The paddocks have been used for horses. Within the land is a small woodland area, this was planted in 2000. This area has a small timber cabin, an ideal woodland retreat.

04 AGENTS NOTES

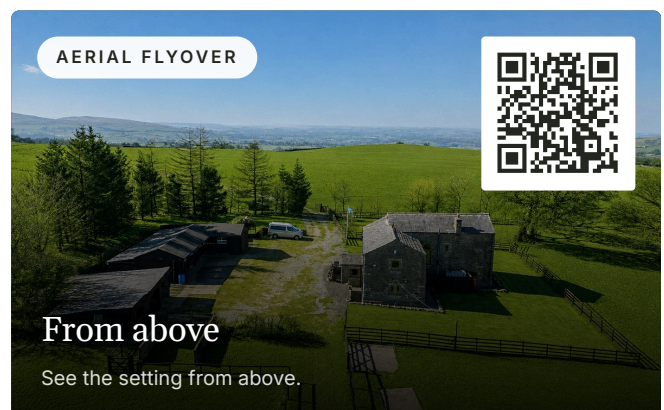
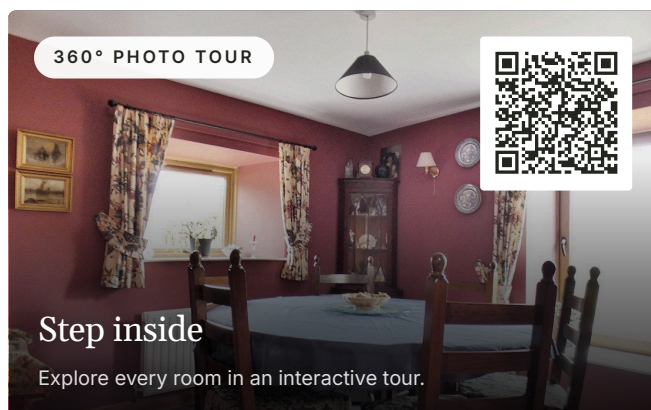
Material Information

Oil fired central heating. Septic tank drainage. Mains water supply. B4RN broadband. Very low flood risk.

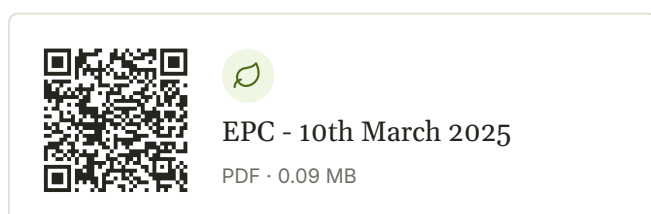
ONLINE ONLY

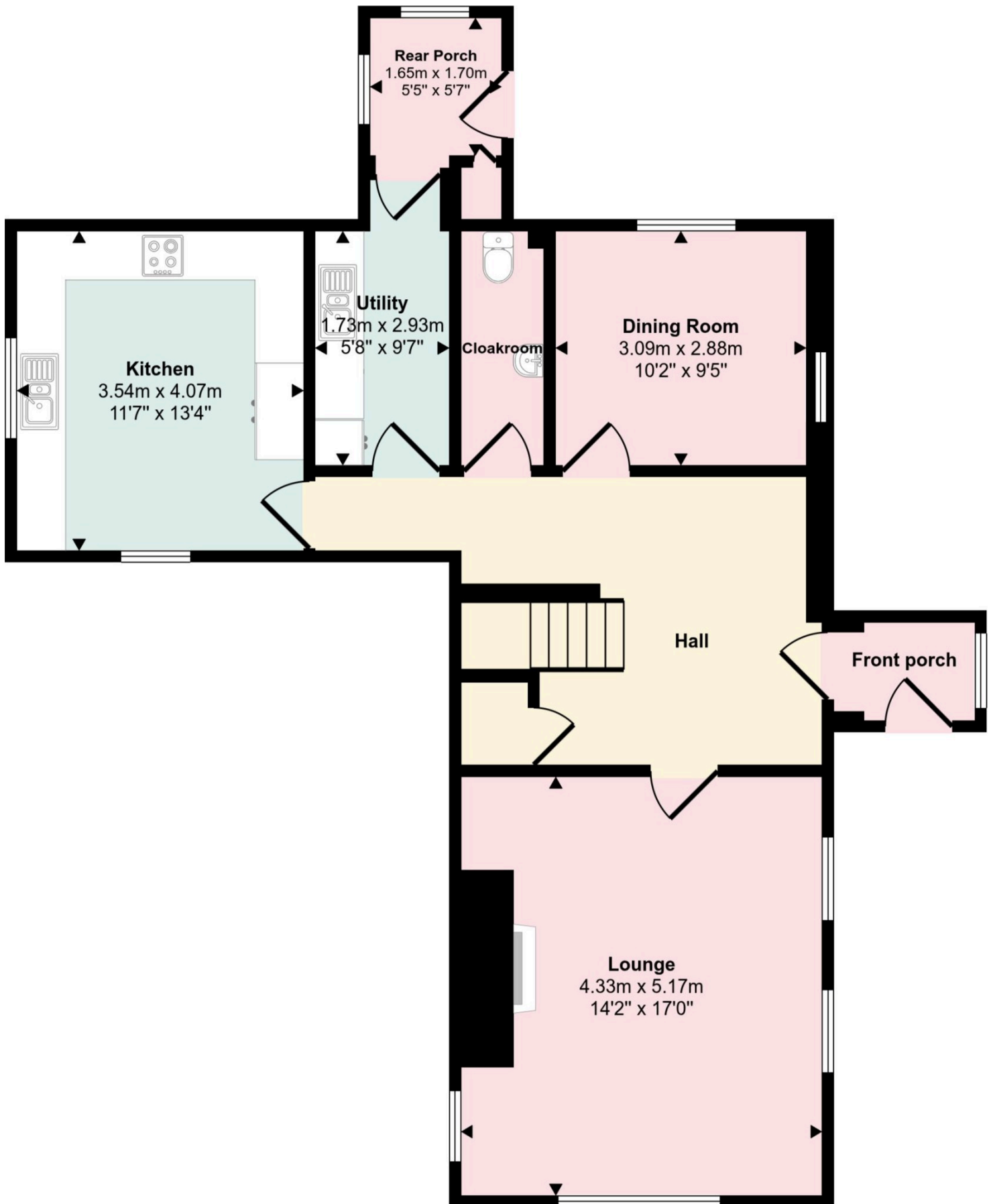
There's more on the website

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.



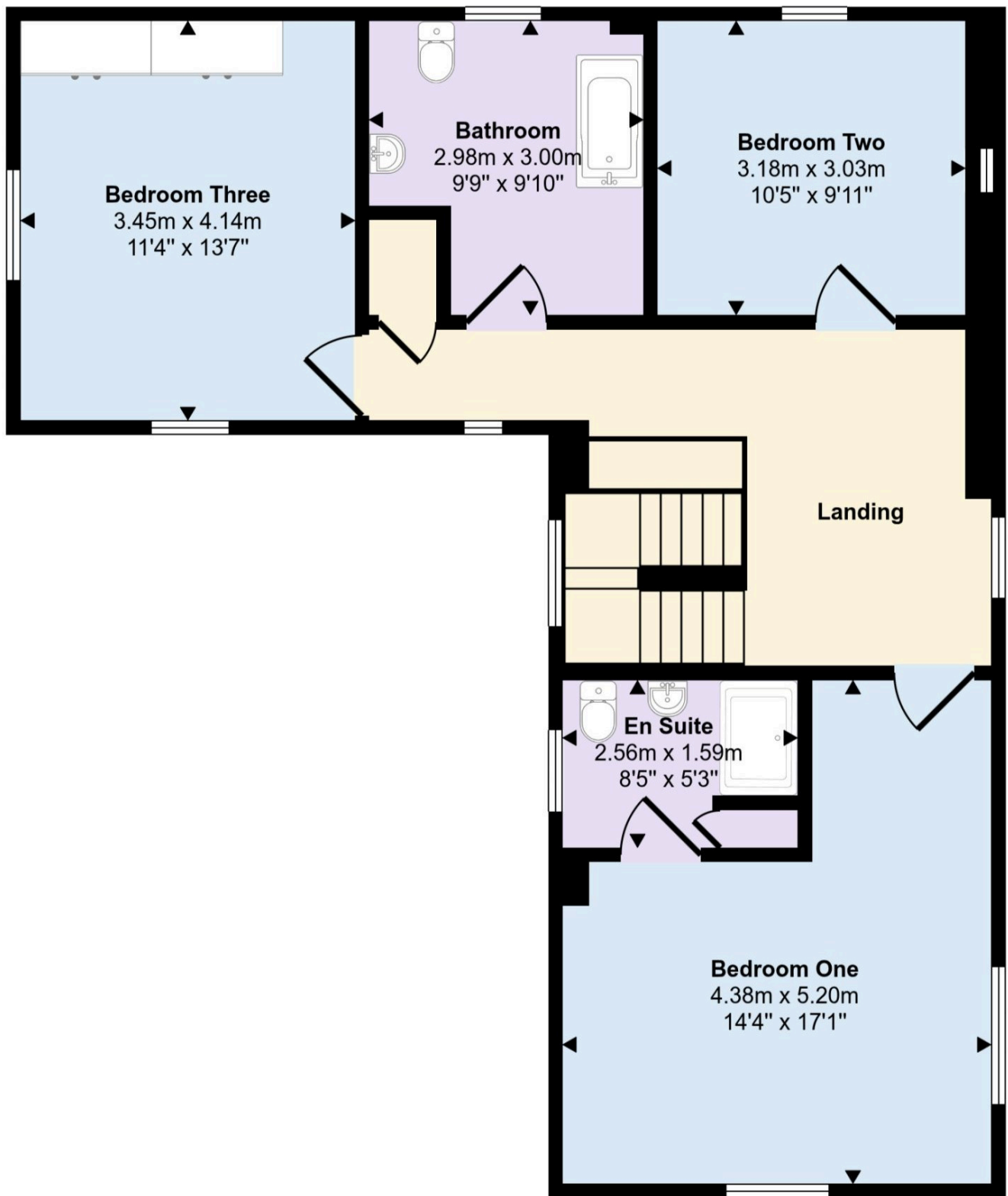
DOCUMENTS & LINKS





Ground Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

