



## Old St. Lukes Church, Soulby, CA17 4PJ

Guide Price £350,000

PFK



# Old St. Lukes Church

## The property:

A truly exceptional residence, this phenomenal church conversion offers an unparalleled living experience for the discerning buyer. Immaculately presented throughout, this outstanding high specification accommodation seamlessly combines historic charm with modern luxury. The property boasts beautiful stained and leaded glass windows that illuminate the interior with a kaleidoscope of colour, creating a truly unique ambience. The addition of bespoke oak framed picture windows on the upper floor allows natural light to flood in and provides stunning focal points from unique and elevated viewing spots.

This Grade II listed building features underfloor heating with zoned thermostatic controls throughout the ground floor, ensuring comfort and efficiency. The double-height open plan living area is enhanced by a log burning stove, perfect for enjoying cosy, relaxing evenings. With three double bedrooms and three luxurious bathrooms, this property offers ample space for both living and entertaining. The functional utility room adds practicality to the home, catering to modern living needs.





# Old St. Lukes Church

The property continued.....

Step outside to discover the enchanting wrap-around walled garden, featuring a large patio area ideal for al fresco dining and entertaining. The large gated gravel driveway provides ample off-street parking for multiple vehicles, ensuring convenience for residents and guests alike. The expansive grounds are mainly laid to lawn, offering a tranquil retreat in the heart of this historic conversion. With outdoor power and water, this outside space is perfectly designed for enjoying the serene surroundings. This property truly represents a rare opportunity to own a piece of history while enjoying modern comforts in a stunning setting.

- Phenomenal church conversion offering outstanding high specification accommodation
- Beautiful stained and leaded glass windows
- Wrap around walled garden with large patio area and ample driveway parking
- Tenure - Freehold
- Council Tax - Band D
- EPC - C
- Grade II Listed Building







## Old St. Lukes Church

### Location & directions:

Soulby is a peaceful village located 2.5 miles northwest of Kirkby Stephen, nestled between the North Pennines Area of Outstanding Natural Beauty and the Yorkshire Dales National Park. Surrounded by stunning landscapes, the area offers excellent opportunities for outdoor activities such as hiking, cycling, and birdwatching. Nearby villages include Crosby Garrett and Smardale, both with historical landmarks like the Smardale Railway Viaduct. Local schools include Kirkby Stephen Primary School and Kirkby Stephen Grammar School. With its tranquil setting and easy access to Kirkby Stephen and major transport routes, Soulby is the perfect location for those seeking a rural retreat with stunning natural surroundings.

### Directions

Old St. Lukes Church can be located by using the postcode CA17 4PJ, alternatively by using What3Words: [///worldwide.directly.refers](https://www.what3words.com/?w3w=///worldwide.directly.refers)





## ACCOMMODATION

### External Vestibule

Access via a gated footpath leading from the boundary wall is this gated stone vestibule, providing covered access to the front door, leading into the main hallway

### Hallway

With doors off to shower room, store room, bedroom 1 and the main open plan living space.

### Shower Room

7' 7" x 7' 7" (2.31m x 2.30m)

With double walk in shower cubicle, WC and wash hand basin inset in vanity storage unit.

### Store Room

### Bedroom 1

14' 6" x 9' 11" (4.42m x 3.03m)

Double bedroom to the ground floor, alternatively this room could be used as a gym, hobby room or office.

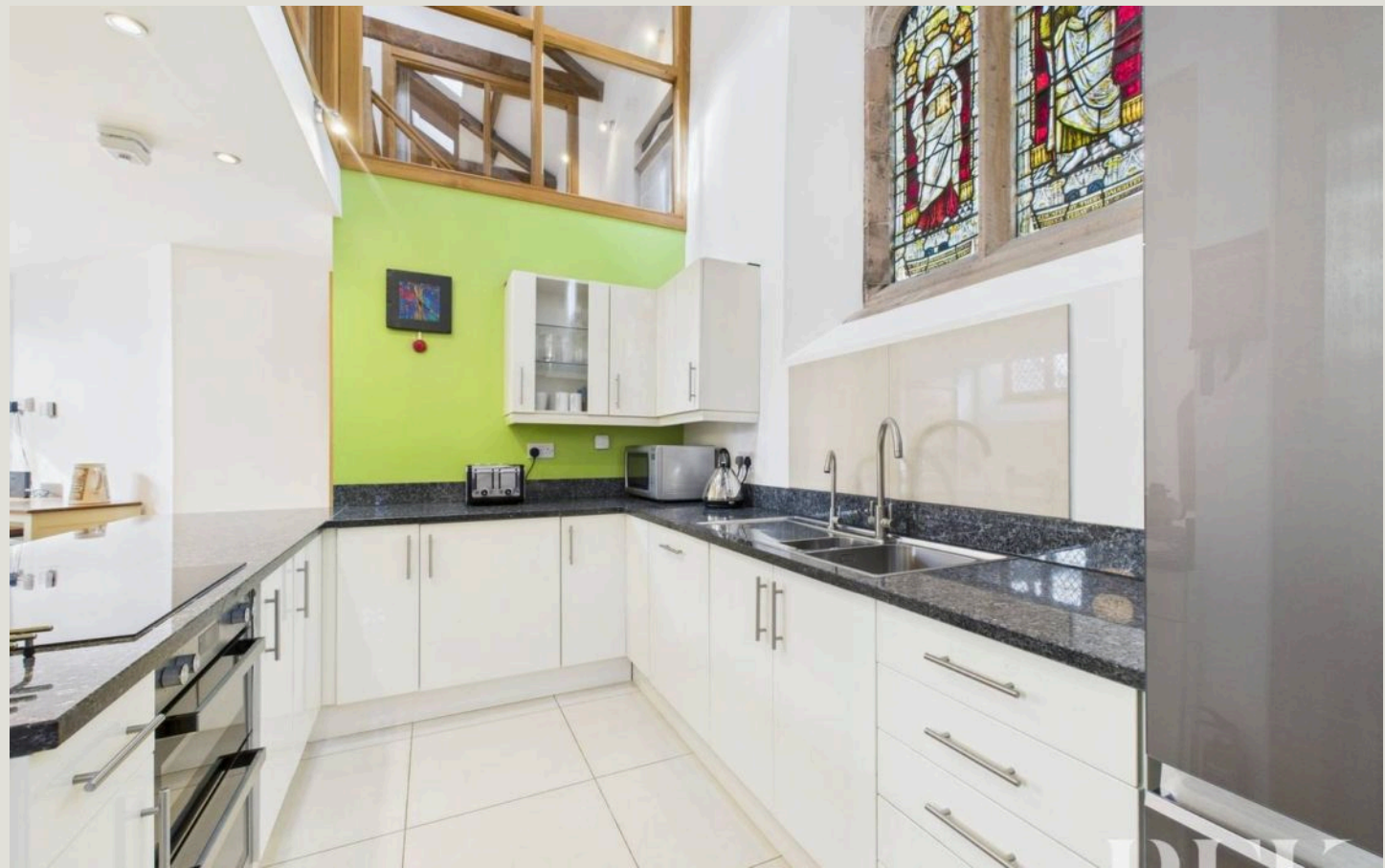
### Open Plan Living / Dining / Kitchen

Superb open plan living area with vaulted ceiling and the stunning stained glass east and south windows bringing in a kaleidoscope of light and colour, log burning stove, with open glazing from the upper floors overlooking the area, doorway to the utility area. The kitchen area is fitted with modern units, appliances and granite worktops and the north wall stained glass window and features a breakfast bar to the dining area. The dining area also has a door to understairs storage and door to the hallway.

### Utility Room

9' 0" x 5' 3" (2.74m x 1.59m)

Additional kitchen units and granite worktops, door to the exterior where the parking for the property is located, making this the more natural choice of main entrance/boot room coming in from the drive.



## FIRST FLOOR

### Landing

With vaulted ceiling, roof light and bespoke glazed partitions allowing for elevated views over the kitchen / living area, doors off to;

### Bedroom 2

14' 2" x 6' 7" (4.31m x 2.01m)

Double bedroom with bespoke glazing giving elevated views over the open plan living area and stained glass windows

### Bathroom

8' 11" x 7' 0" (2.71m x 2.13m)

With freestanding bath, WC and wash hand basin inset in vanity storage unit.

### Bedroom 3

14' 4" x 11' 4" (4.36m x 3.45m)

Double bedroom with bespoke glazing to landing and door to en-suite

### Ensuite Shower Room

7' 1" x 6' 6" (2.15m x 1.97m)

With double walk in shower cubicle, WC and wash hand basin inset in vanity storage unit.







## EXTERNALLY

### Garden

Large wrap around, walled garden, mainly laid to lawn, with patio seating area, outdoor power and water.

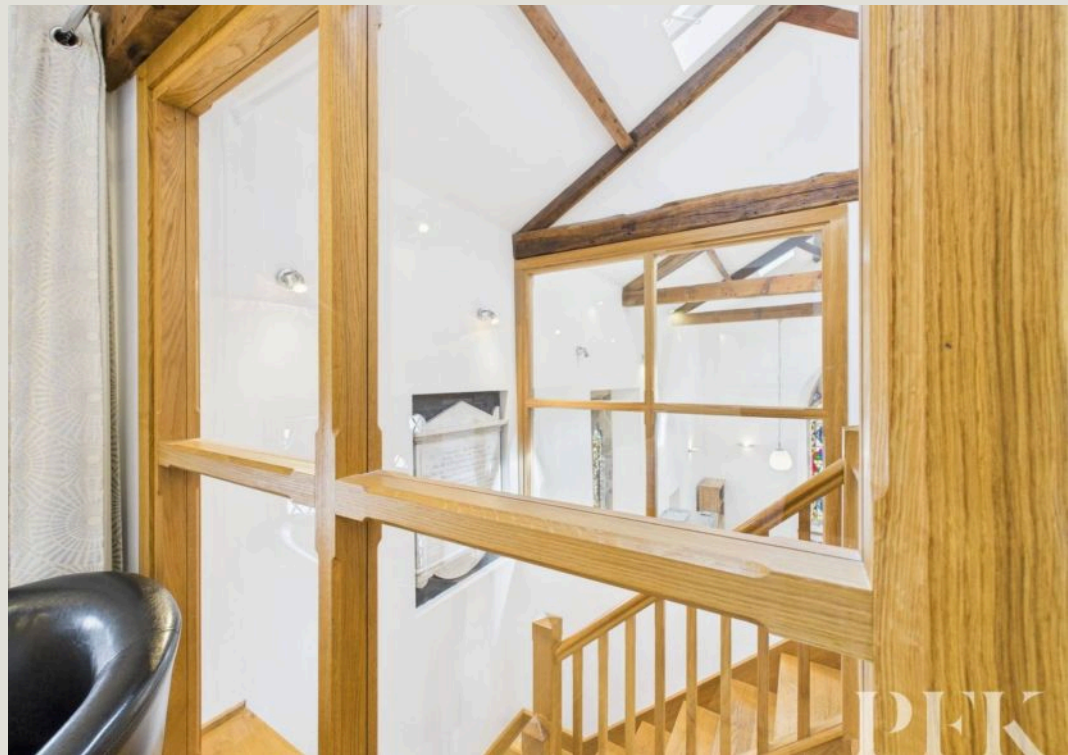
### DRIVEWAY

6 Parking Spaces

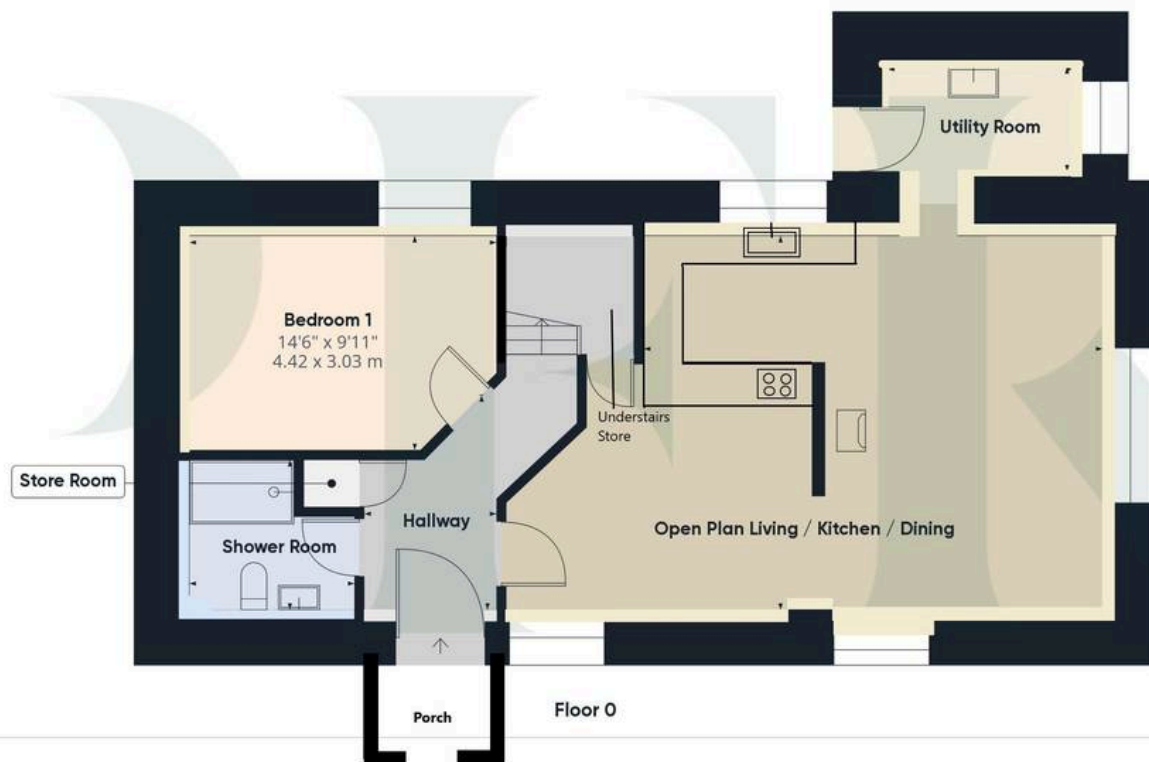
Large gated gravel driveway providing ample off street parking for multiple vehicles.







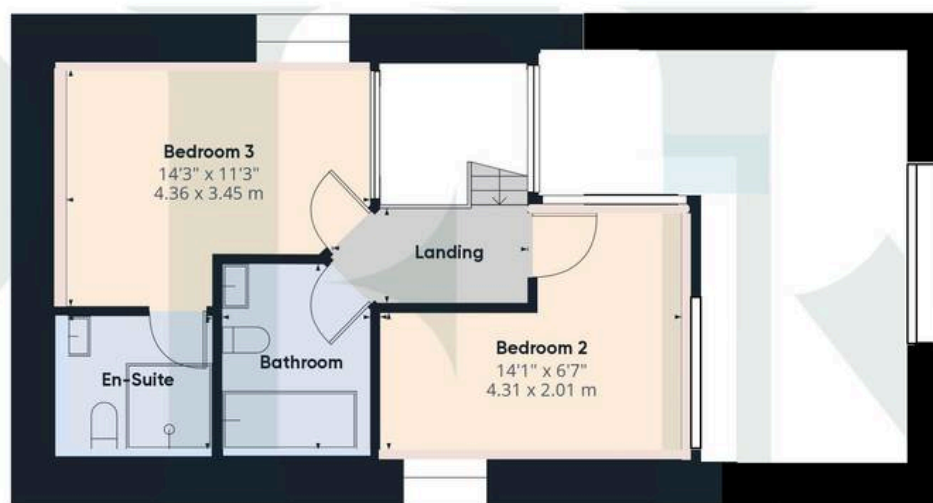




**Approximate total area<sup>(1)</sup>**

1226.1 ft<sup>2</sup>

113.91 m<sup>2</sup>



**Floor 1**

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



ADDITIONAL INFORMATION

Grade II Listed Building

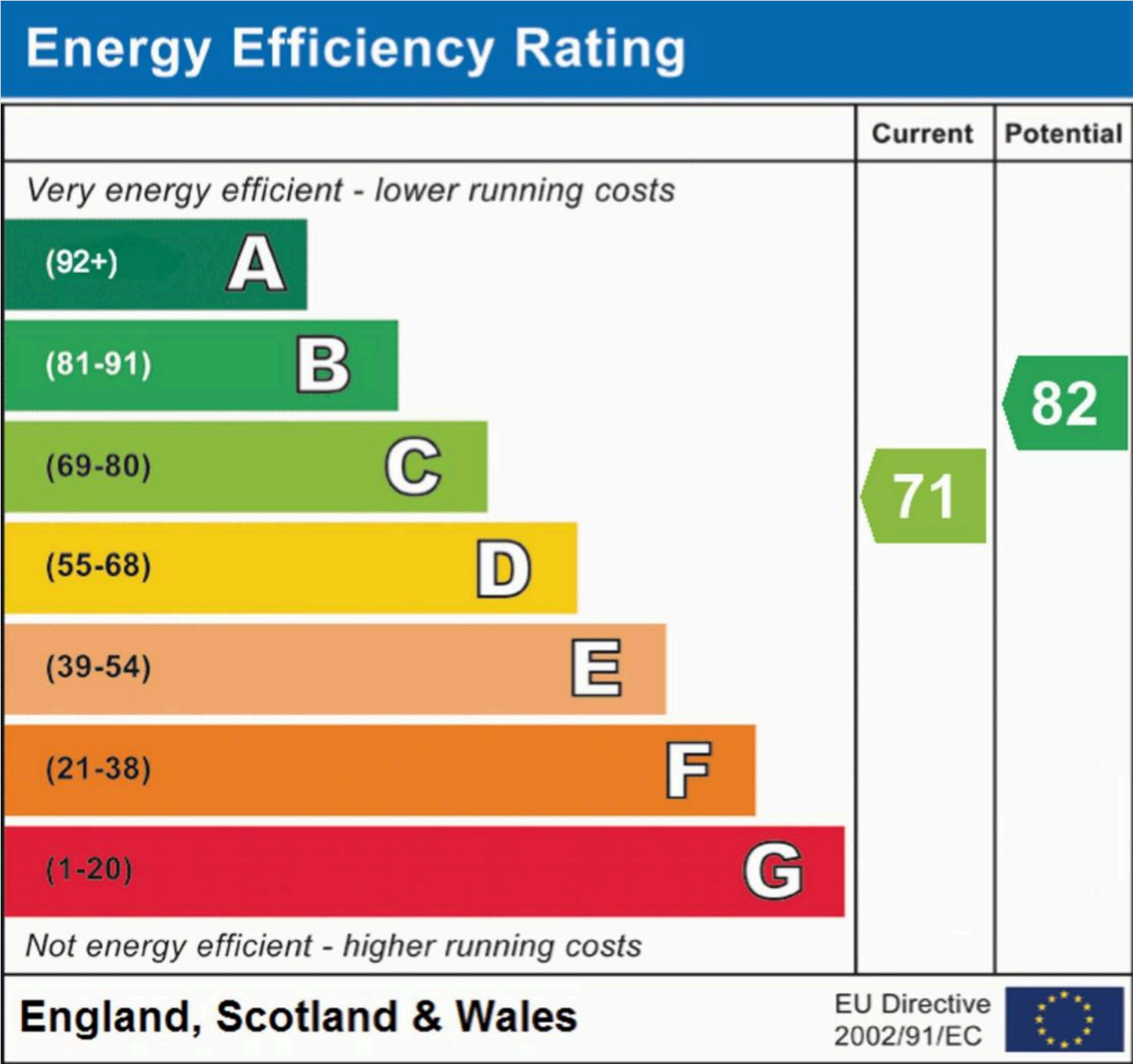
Historic England List Entry Number: 1145012. Link to listing: <https://historicengland.org.uk/listing/the-list/list-entry/1145012?section=official-list-entry>

Services

Mains electricity, gas, water & drainage; zoned, thermostatically controlled under-floor gas central heating to the ground floor and gas central heating with radiators to the first floor. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2023 was £222.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.







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