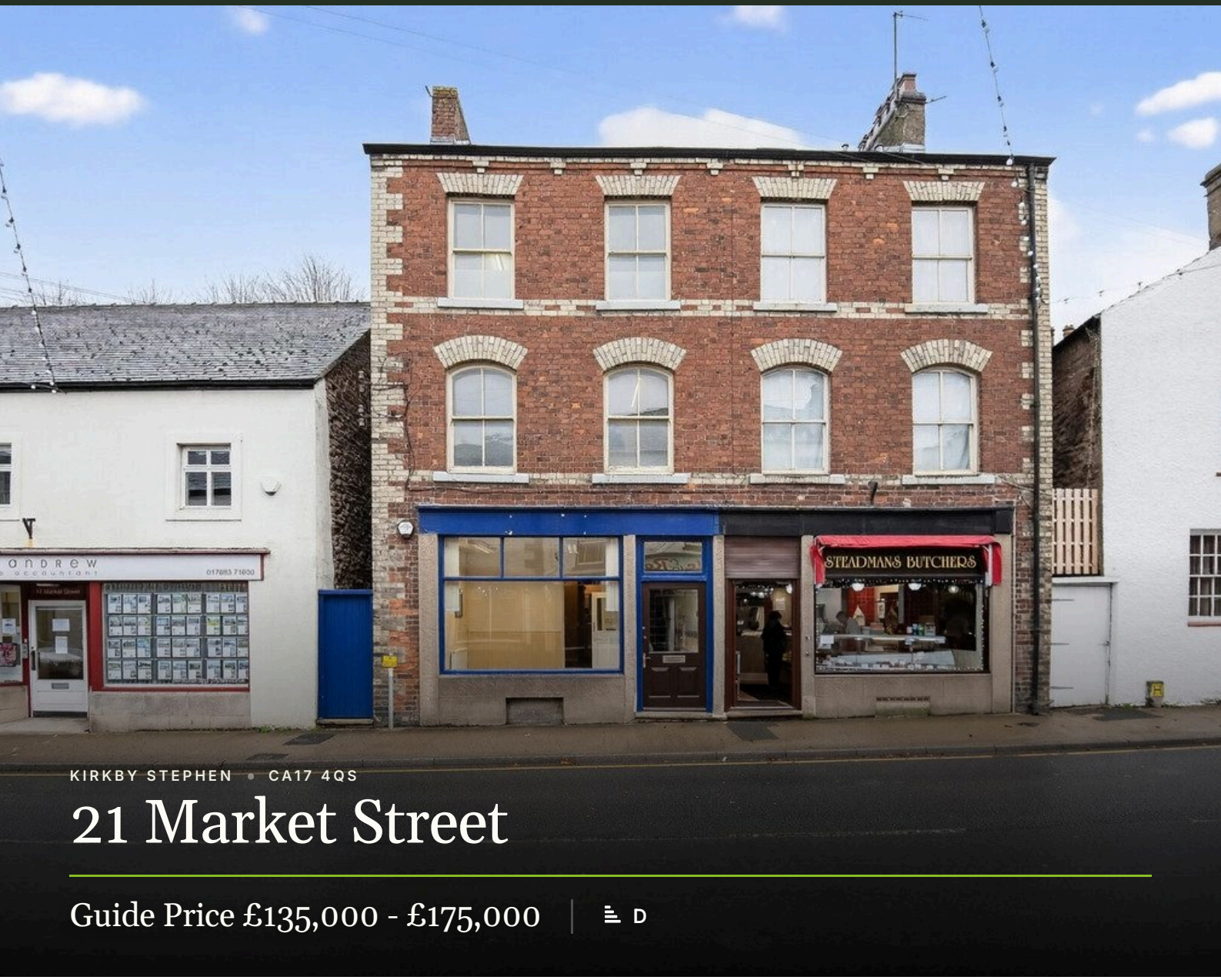
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QS

21 Market Street

Guide Price £135,000 - £175,000 | D

AT A GLANCE

- Characterful Property Over Five Floors
- Superb High Street Location
- 197 Square Meters
- Potential For Development
- Flexibility For Different Uses
- Ideal Investment Opportunity
- Superb Premises For Established Or Expanding Business
- Chain Free

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

Characterful Property Over Five Floors

21 Market Street is a prominent commercial property situated in the heart of Kirkby Stephen, benefiting from excellent footfall from both local residents and visiting tourists.

Kirkby Stephen is a vibrant market town positioned at the north-west gateway to the Westmorland Dales area of the Yorkshire Dales National Park. It lies just 5 miles from the A66 and 10 miles from Junction 38 of the M6, offering convenient access to Kendal, Penrith, Barnard Castle, Appleby, and the wider Lake District. The scenic Settle–Carlisle railway is close by, and the popular Coast-to-Coast footpath passes directly through the town. The community is well served by highly regarded primary and grammar schools, a good selection of shops, restaurants, pubs, places of worship, and a doctors' surgery. A weekly outdoor market and a traditional agricultural mart add to the town's character and appeal.

21 Market Street presents an exciting opportunity for a variety of uses, including high street retail, office accommodation, or the potential to create residential living spaces across the first, second, and third floors.

The property extends across five floors, offering remarkable flexibility and scope. The lower ground floor provides a generous storage area featuring an original Yorkshire range, a built-in safe, and a stone sink. The ground floor comprises a well-proportioned office or retail space with a large high street window frontage, along with additional storage areas, a kitchen, a utility space, and a WC.

The first floor includes three rooms that could be adapted for residential use or utilised as further office or retail accommodation, with the possibility of creating an access point from Church Walk at this level. The second floor offers two further potential bedrooms or office rooms, along with a WC. The third floor features a spacious loft room, ideal for storage or readily adaptable into an attractive living area or principal suite.

Externally, the property benefits from a private, low-maintenance enclosed courtyard, accessible from both the high street and Church Walk.

21 Market Street represents an excellent investment opportunity or a superb premises for establishing or expanding a business in this thriving market town.

> *"Superb High Street Location*

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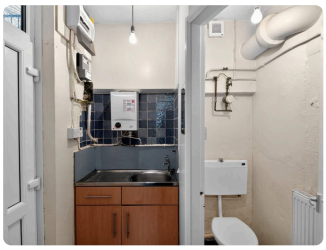
GALLERY

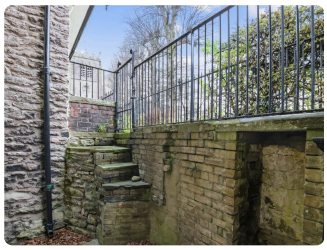
Every room, inside and out





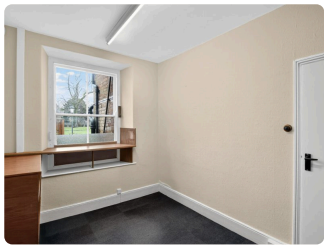


























Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

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 LOWER GROUND FLOOR

Cellar

Stone steps leading down into the cellar area. Built in safe. Stone sink trough at top of stairs. Good sized storage area. Concrete flooring. Original Yorkshire range.

02 GROUND FLOOR

Entrance Hall

Entrance hall. Coir matting and fitted carpet. Strip lighting. Large radiator. Stairs to first floor. Glazed wooden external door to the high street.

Front Shop

Good sized front room. Fitted carpet. Strip lighting. Part panelled walls. Radiator. Large shop window to the high street.

Hallway

Fitted carpet. Strip lighting. Built in shelving.

Kitchen

Rear room. Fitted carpet. Strip lighting. Worcester gas boiler. Built in storage cupboard. Radiator. Window to the rear with safety bars.

Utility Room

Small utility area. Non slip flooring. Stainless steel sink in vanity unit. UPVC door to rear courtyard.

W/C

Non slip flooring. W/C. Radiator.

03 FIRST FLOOR

Stairs & Landing

Turned staircase with fitted carpet. Boarded window.

Rear Office 1

Rear office space. Feature fireplace. Fitted cupboards. Window to the rear with views over the Church yard and to the hills beyond.

Front office 2

Good sized front room. Fitted carpet. Coved ceiling. Strip lighting. Built in shelving and storage. Radiator. Window to the front overlooking the high street.

Front office 3

Front room. Fitted carpet. Coved ceiling. Strip lighting. Built in shelving. Radiator. Window to the front overlooking the high street.

W/C

Steps up into the W/C. Non slip flooring. Fully tiled walls. W/C. Wash basin. Radiator. Frosted window to the rear.

04 SECOND FLOOR

Stairs & Landing

Turned staircase. Fitted carpet.

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THE ACCOMMODATION

04 SECOND FLOOR

Rear Office 4

Rear room. Fitted carpet. Strip lighting. Built in shelving and storage. Original fireplace - currently not in use. Radiator. Window to the rear overlooking the churchyard and hills beyond.

Front office 5

Large front room. Fitted carpet. Strip lights. Original fireplace - currently boarded and not in use. Built in desk. Radiator. Two windows over looking the high street.

05 THIRD FLOOR

Stairs

Turned staircase with fitted carpet and window over looking the church yard and hills beyond.

Loft Room

Large room. Vinyl cork effect flooring. Pitched ceiling. Built in shelving. Eaves storage and loft access. Two windows over dual aspects bringing lots of natural light.

06 OUTSIDE

Front

Large high street shop frontage.

Rear

Small low maintenance enclosed courtyard, this can be accessed from the high street or Church Walk.

07 AGENTS NOTES

Material Information

Mains electric, water & drainage. Mains gas central heating. Conservation Area: Kirkby Stephen Flood risk: Very low with no known history of flooding Broadband: Basic 17 Mbps Superfast 80 Mbps

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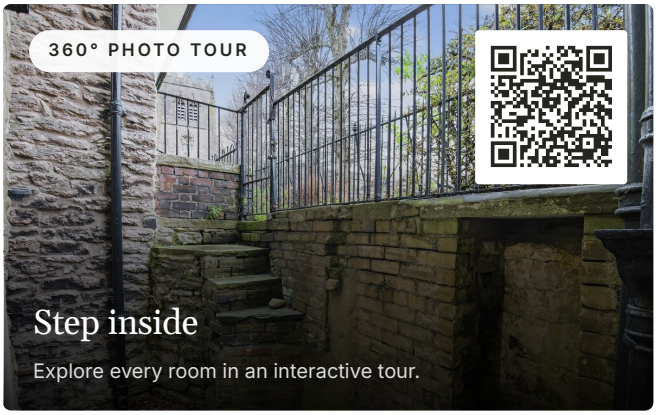
197 Square Meters

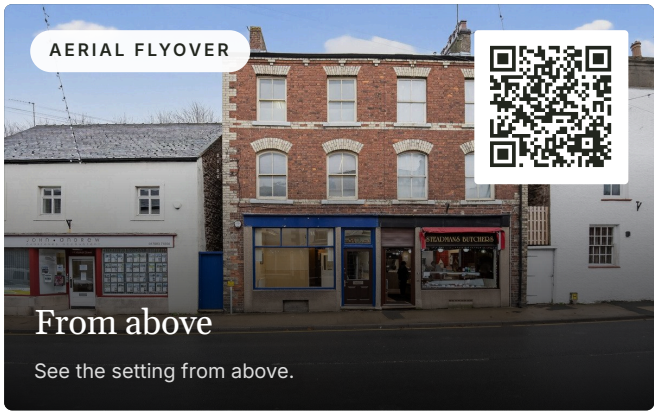
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ONLINE ONLY

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 - 19th July 2019

PDF · 0.05 MB

REQUEST THE VIDEO VIEWING

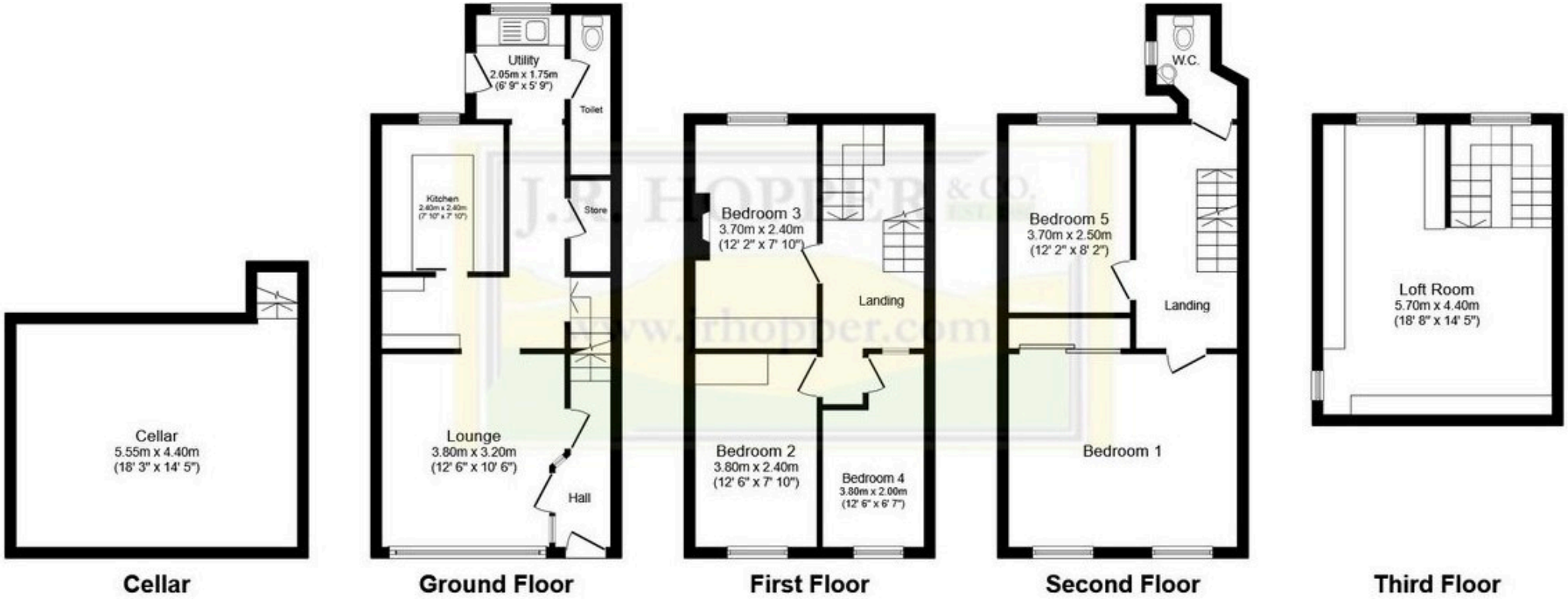
Interest piqued? Here's what's next.

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 21 Market Street 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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Total floor area 170.8 sq.m. (1,838 sq.ft.) approx

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