



KIRKBY STEPHEN • CA17 4SA

3 Riverside

Guide Price £200,000 - £230,000

2 D

● UNDER OFFER

AT A GLANCE

- ✓ Character Cottage In Quiet Riverside Location
- ✓ Shower Room
- ✓ Extensive Rear Gardens
- ✓ Well Situated With East Access To The Market Square
- ✓ Large Open Plan Dining Lounge With Wood Burner
- ✓ Chain Free
- ✓ 2 Double Bedrooms
- ✓ Rear Fitted Kitchen

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

THE PROPERTY

Character Cottage In Quiet Riverside Location

3 Riverside is discreetly positioned on a quiet private lane in the heart of the charming market town of Kirkby Stephen.

Enjoying a peaceful riverside setting, the property is just a short walk from the town's wide range of amenities, combining tranquillity with convenience.

Kirkby Stephen is a well-connected yet characterful town, located just ten miles from Junction 38 of the M6 and ideally situated for access to Kendal, Penrith, Appleby, and the Lake District. The town lies along the scenic Settle–Carlisle railway line and is intersected by both the Coast to Coast and Lady Anne's Way walking routes, making it a popular destination for outdoor enthusiasts. With a strong sense of community, Kirkby Stephen offers a range of amenities including highly regarded primary and grammar schools, independent shops, welcoming pubs and cafés, essential services, a weekly market, and a traditional agricultural auction mart.

The property dates back to 1845 and offers character and charm throughout, the property is spacious with high ceilings and retains original features such as the bay window, picture rails, alcoves and exposed floorboards. On the ground floor is a large open plan dining/ living room with a wood burning stove and a kitchen at the rear.

Upstairs are two double bedrooms, the front bedroom having lovely views over the river and access to the jack and jill shower room. The rear double bedroom overlooks the garden.

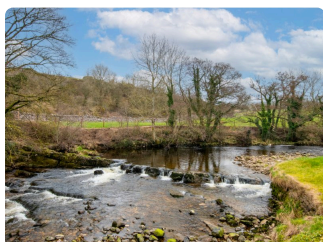
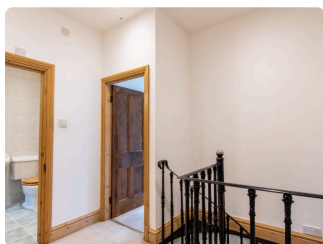
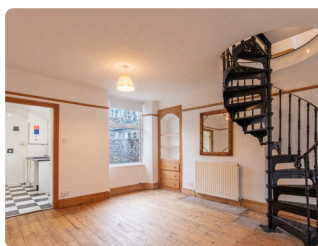
Outside, at the rear is an enclosed yard with two stone sheds and path leading out to the rear lane. Across the lane is a large, enclosed garden. This is a great space and could be landscaped if required. The property owns the frontage to the middle of the river, this creates an off road parking space by the front door.

3 Riverside offers versatile living and is ideally suited to first-time buyers, those seeking a second home or holiday let, investors, or anyone looking to downsize in a peaceful yet well-served location.

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*Well Situated With East
Access To The Market
Square*

Every room, inside and out



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

Reception Room

Open plan dining/ sitting room. Exposed wooden floor boards. Picture rail. 3 Radiators. Stone fireplace housing wood burning stove. Feature shelved alcove. Spiral staircase. Trap door. Lovely bay window over looking the river at the front and a window to the rear yard. Front door.

Kitchen

Tiled flooring. Good range of wall and base unites with sink unit, integrated gas cooker, hob and extractor hood. Radiator. Gas central heating boiler.

02 FIRST FLOOR

Landing

Fitted carpet. Spiral staircase. Loft access to an insulated loft space (not boarded).

Bedroom One

Lovely, bright, front double bedroom. Radiator. 2 Windows to the front with views to the river.

Shower Room

Jack & Jill shower room, with access in to bedroom one. Fully tiled floor and walls. Ceiling down lights. Shower enclosure. Radiator. Wash basin. WC. Extractor fan.

Bedroom Two

Rear double bedroom. Fitted carpet. Radiator. 2 Windows to the rear overlooking the garden.

03 OUTSIDE

Rear Yard

Enclosed rear yard, steps to the garden.

Sheds

Two stone sheds. Stone built, ideal fuel, bike and garden tool storage.

Rear Garden

Large rear garden extends beyond the yard and lane. Sizeable plot with lots of potential for landscaping.

04 AGENTS NOTES

Material Information

Access via rear lane for maintenance, bins etc. Flood Risk: High but with no known history of flooding. Seller has no current issues with home insurance. Broadband: Basic- 17 Mbps & Superfast - 80 Mbps Mains gas central heating, mains water and drainage.

Additional Notes

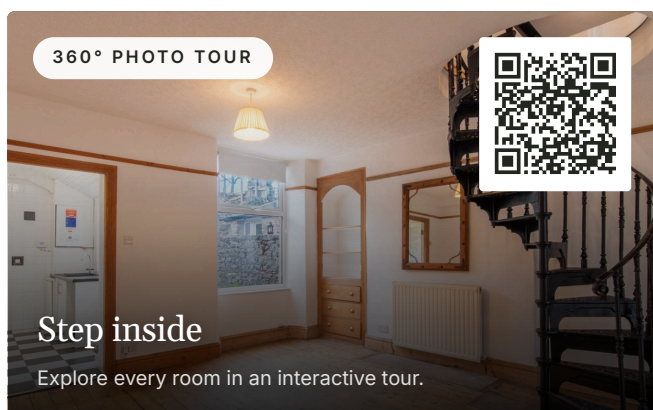
Mill Lane's upkeep is carried out by a committee of residents at a small occasional charge.

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 - 18th January 2024

PDF · 0.10 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 3 Riverside properly, inside and out, room by room, pointing out every feature and every issue as they go.

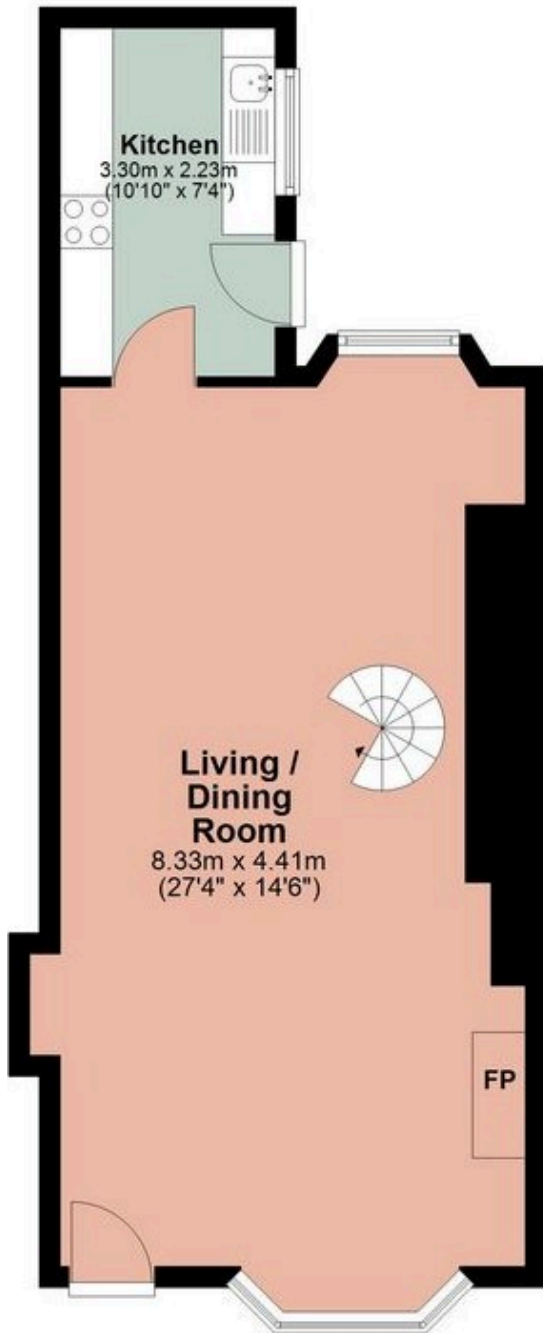
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

Ground Floor

Approx. 44.6 sq. metres (480.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 82.5 sq. metres (887.9 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.

3 Riverside, Kirkby Stephen

