J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4TH

18 Birkbeck Gardens

Guide Price £375,000 - £400,000

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AT A GLANCE

- Four Bedroom Detached Family Home
- Quiet Cul-De-Sac Location
- Short Walk To Kirkby Stephen Town Centre
- Spacious And Well-Proportioned Accommodation
- Well-Appointed Kitchen With Separate Utility Area
- Generous Living Room With French Doors
- Principal Bedroom With En-Suite Shower Room
- Enclosed Private Rear Garden
- Driveway Parking And Integrated Garage
- Ideal Family Home, Holiday Retreat Or Investment Property

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THE PROPERTY

Four Bedroom Detached Family Home

18 Birkbeck Gardens is a well-presented detached home, peacefully situated within a quiet cul-de-sac, just a short walk or drive from the historic market square in Kirkby Stephen.

Located on the northern edge of the Yorkshire Dales National Park, Kirkby Stephen is a thriving and well-connected market town offering an excellent range of everyday amenities alongside exceptional access to some of the country's most 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 nearby, while the famous Coast-to-Coast walking route passes through the town. Residents enjoy the benefit of a highly regarded primary school and grammar school, a variety of independent shops, cafés, restaurants and traditional pubs, together with healthcare facilities, a weekly outdoor market and a long-established agricultural auction mart.

The property offers spacious and well-proportioned accommodation arranged over two floors. The ground floor comprises a welcoming entrance hall, a formal dining room, a well-appointed kitchen with a separate utility area, a generous living room with French doors opening onto the enclosed rear garden, and a convenient cloakroom/WC.

To the first floor are four bedrooms, comprising three doubles and a single. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from driveway parking for two vehicles and access to an integrated garage, providing excellent storage, workshop potential or secure parking. To the front is a small lawned garden with a seating area, together with side access leading to the rear garden. The enclosed rear garden offers a good degree of privacy and is predominantly laid to lawn, complemented by a low-maintenance patio area, ideal for outdoor seating and entertaining.

18 Birkbeck Gardens would make an excellent family home, a comfortable second home or holiday retreat, or an attractive investment opportunity.

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Quiet Cul-De-Sac Location

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GALLERY

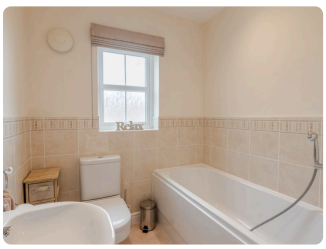
Every room, inside and out
















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 GROUND FLOOR

Entrance Hall

Spacious entrance hall. Fitted carpet. Understairs storage cupboard. Radiator. Glazed UPVC external door to the front.

Dining Room

Fitted carpet. Radiator. Window to the front.

Kitchen

Well appointed kitchen. Vinyl flooring. Good range of wall and base units with complementary work surfaces. Integrated Fridge Freezer, Electric oven & grill, gas hob, extractor hood and dishwasher. Stainless steel one and a half bowl sink. Radiator. Large window over looking the rear garden.

Utility Room

Vinyl flooring. Part tiled walls. Base units with complementary work surface. Plumbing for washing machine. Glazed UPVC door to the side of the property.

Living Room

Generous living room. Fitted carpet. TV point. Wall mounted gas fire. Radiator. French doors to the rear garden.

W/C

Vinyl flooring. Extractor fan. Part tiled walls. W/C. Wash basin. Radiator. Frosted window to the front.

02 FIRST FLOOR

Stairs & Landing

Turned staircase. Fitted carpet. Loft access - loft is insulated and partially boarded. Radiator. Small window to the front.

Bedroom Four

Front single bedroom. Fitted carpet. Radiator. Window to the front.

Bedroom Three

Front double bedroom. Fitted carpet. Radiator. Window to the front.

Bathroom

Vinyl flooring. Extractor fan. Part tiled walls. W/C. Bath with shower over. Shower cubicle with electric shower. Heated towel rail. Frosted window to the side of the property.

Bedroom Two

Rear double bedroom. Fitted carpet. Radiator. Window over looking the garden.

Bedroom One

Spacious rear principal bedroom. Fitted carpet. Radiator. Window over looking the garden.

Bedroom One En-Suite

Vinyl flooring. Extractor fan. Part tiled walls. W/C. Wash basin. Shower cubicle with electric shower. Airing cupboard housing the water tank. Heated towel rail and window to the side of the property.

03 OUTSIDE

Garage

Concrete flooring. Power & light. Up and over door. Water Tap.

Front

Driveway parking for two vehicles. Access to the garage. Access to the rear garden. Small lawned area with room for seating.

Rear

Private enclosed garden. This can be accessed from the front driveway to the side of the property. Mostly laid to lawn with a low maintenance patio area ideal for seating.

04 AGENTS NOTES

Services

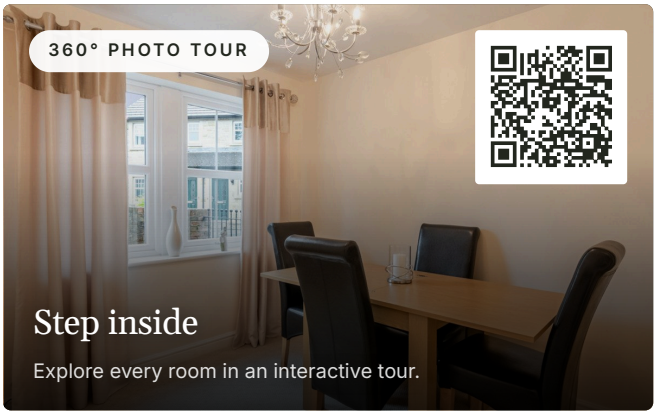
Mains gas central heating. Hive System To Control Heating. House Alarm Installed Mains electric, water & drainage. Flood Risk: Very Low - with no known history of flooding. Broadband: Basic 17 Mbps Superfast 80 Mbps (B4RN) Ultrafast 1800 Mbps.

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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 - 17th November 2025

PDF · 0.12 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 18 Birkbeck Gardens properly, inside and out, room by room, pointing out every feature and every issue as they go.

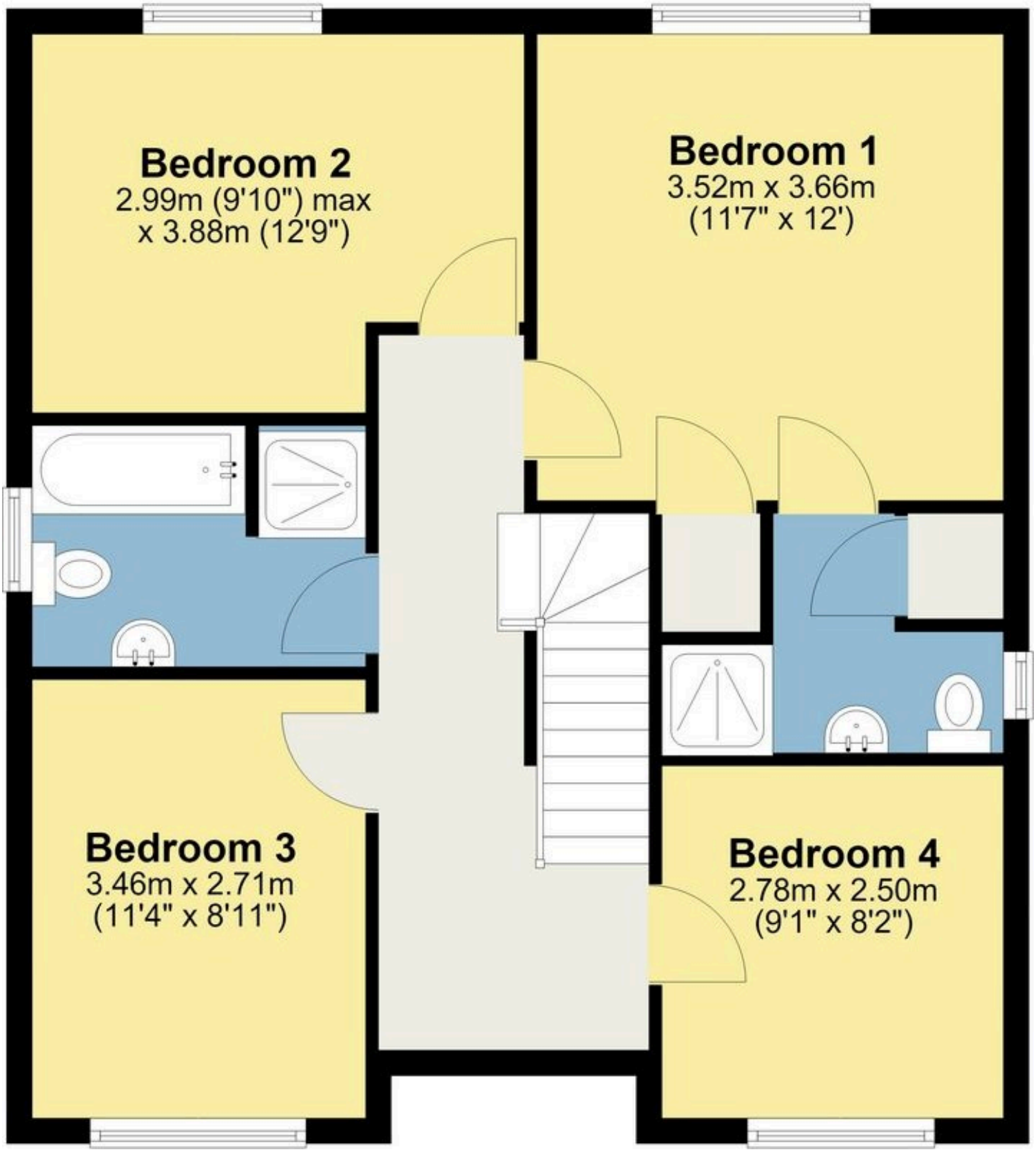
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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First Floor

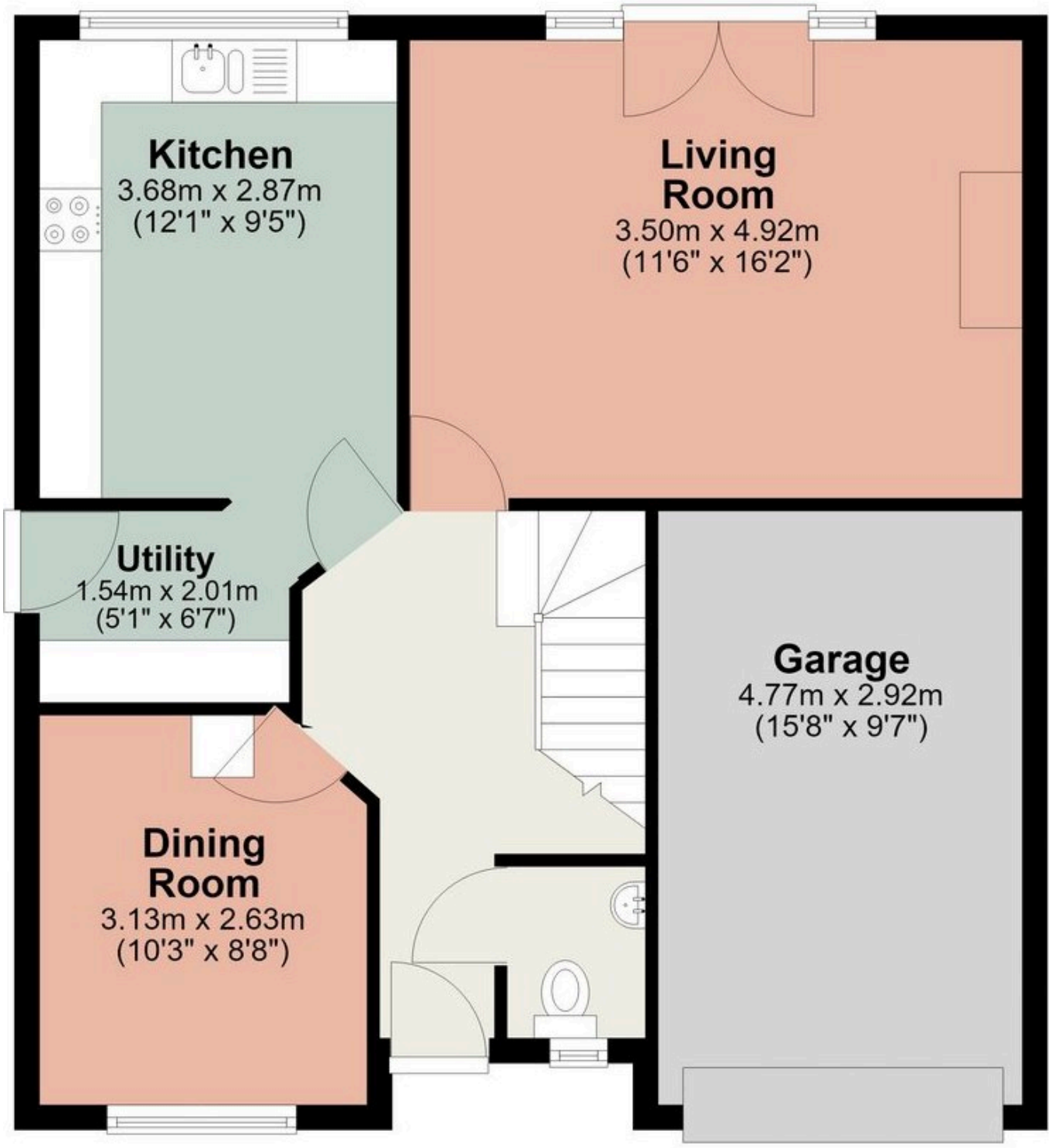
Approx. 61.3 sq. metres (659.7 sq. feet)



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.

Ground Floor

Approx. 65.3 sq. metres (703.0 sq. feet)

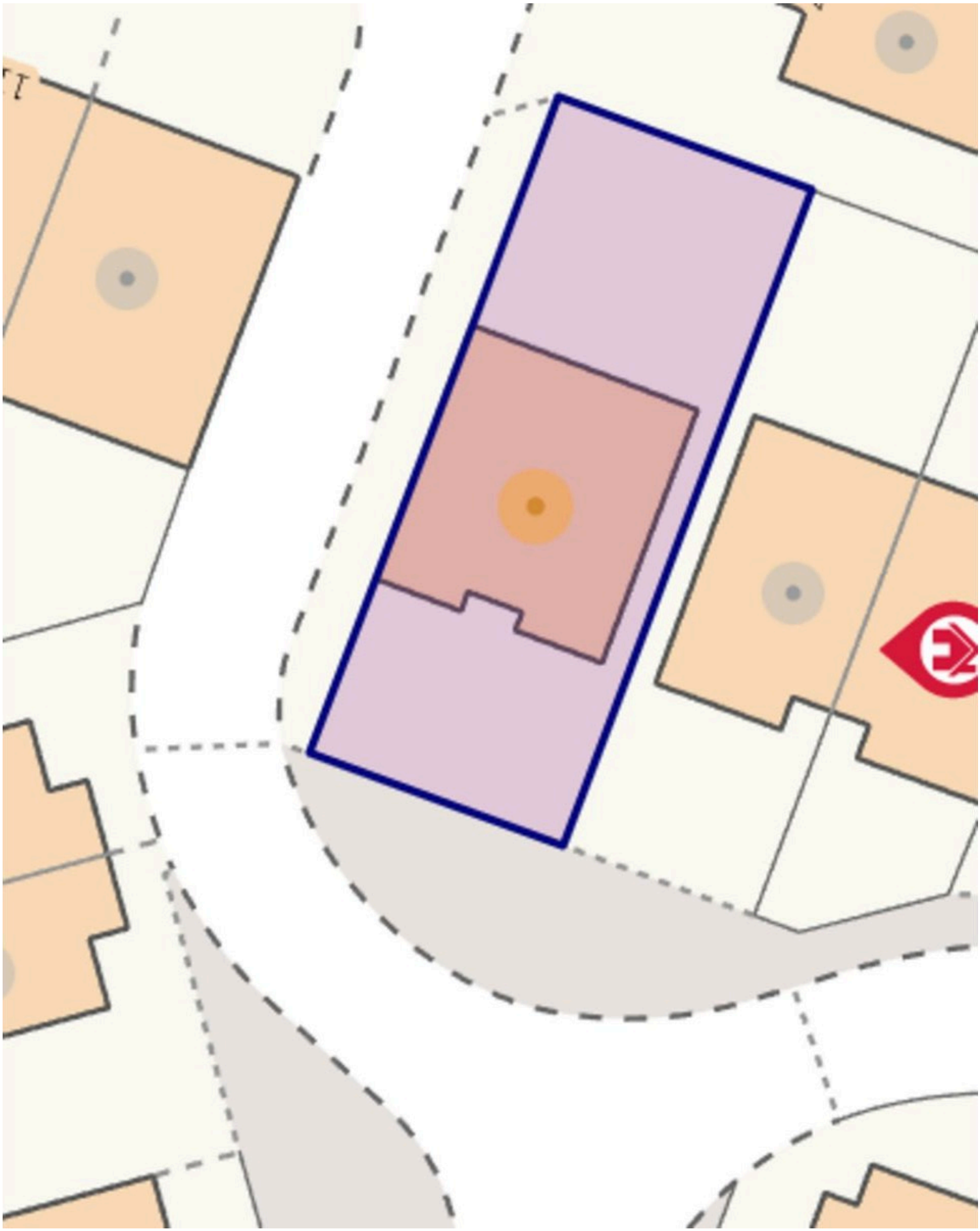


Total area: approx. 126.6 sq. metres (1362.7 sq. feet)

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.

18 Birkbeck Gardens, Kirkby Stephen

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