

Gooselands View Barn, Crosby Garrett - CA17 4PW

£1,400 PCM

PFK

Gooselands View Barn

Crosby Garrett, Kirkby Stephen

An outstanding opportunity to rent a truly fantastic barn conversion in the desirable village of Crosby Garrett. Thoughtfully converted and beautifully presented throughout, this substantial four-bedroom, two-bathroom home offers generous and versatile accommodation, combining an abundance of character with the space and practicality required for modern family living. Enjoying lovely views from a number of rooms and set within attractive gardens, this is a home that offers a wonderful blend of rural charm and comfortable living.

The property is entered through an excellent utility and cloaks area, providing a particularly practical welcome. Fitted with a range of wall and base units and stainless steel sink, there is space for a washing machine and tumble dryer, with the boiler also housed within this room. From here, access is provided to the main hallway and a useful downstairs WC, which also incorporates a store/cloaks cupboard.

The main hallway provides access to the staircase leading to the first floor, together with a door into the impressive dining kitchen. This wonderful room is fitted with a bespoke wooden kitchen, comprising a range of wall and base units, complemented by granite work surfaces and a traditional Belfast sink. Integrated appliances include a dishwasher, while a beautiful AGA takes pride of place, with one side operating on oil and the other on electricity. There is ample space for a generous dining table, creating a lovely setting for family meals and entertaining. A useful pantry provides additional storage, while fully glazed doors open to the front patio garden, allowing natural light to flood the room and providing a lovely outlook across the surrounding countryside.







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The adjoining living room is another particularly appealing space, enjoying a triple aspect which makes the most of the natural light and outlook. A multi-fuel stove, set within an attractive stone surround and upon a tiled hearth, provides a charming focal point and creates a cosy atmosphere.

To the first floor, the accommodation continues to impress. The landing benefits from a fully glazed door and surrounding window arrangement, providing access to the rear of the property. Reflecting the property's former use as a bank barn, the external landscaping allows for this convenient first-floor access, with an undercover entrance and a door leading to a useful adjoining outhouse.

The landing provides access to four generous double bedrooms, all enjoying lovely views across the surrounding area. One of the bedrooms benefits from its own en-suite shower room, while useful storage cupboards and a well-appointed four-piece family bathroom complete the bedroom accommodation.

From the landing, a further staircase leads to an incredible attic room, offering an exceptionally generous additional space with two superb adjoining store rooms. Both store rooms have restricted head height, although they benefit from fitted lighting and carpeting, providing useful additional storage.







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Externally, this imposing conversion enjoys ample driveway parking, together with attractive, low-maintenance flagged patio areas and a lower-level lawned garden. There is also an area formerly used as a fruit garden, adding further interest to the grounds. The garden enjoys stunning views across the surrounding countryside and beyond, providing a lovely setting in which to relax and enjoy the rural surroundings. A further external door to the rear of the property provides access to a second useful outhouse.

Combining impressive proportions, characterful features and wonderful countryside views, this exceptional barn conversion offers a particularly appealing rental opportunity in a desirable village setting. An internal viewing is highly recommended to fully appreciate the accommodation, outdoor space and lifestyle this lovely home has to offer.

Please Note: The cupboard within Bedroom 4 houses the plumbing for the back boiler on the multi fuel stove in the living from and is not accessible for general storage. The landlord can arrange access if required. The lean-to outhouse situated at the far left of the property when viewed from the rear is not included in the letting and is not for the tenant's use.













Gooselands View Barn

Crosby Garrett, Kirkby Stephen

Gooselands View Barn is located in the popular village of Crosby Garrett which lies about 4 miles from the market town of Kirkby Stephen and is now part of the Yorkshire Dales National Park. Crosby Garrett has a post office and well used village hall and Kirkby Stephen provides a good range of everyday facilities including a supermarket, general shops, post office, medical centre, primary and secondary schools and many sports facilities. The town also benefits from a station on the historic Leeds-Settle-Carlisle railway line.

- A Superb 4 Bed 2 Bathroom Detached Family Home
- Very well-presented and maintained
- Spacious and versatile accommodation
- Ample driveway parking
- Low maintenance gardens & wonderful outlook
- Desirable Village Location
- Tenure - Freehold
- Council Tax Band - E
- EPC rating C

ACCOMMODATION

GROUND FLOOR

Utility Room Entrance
8' 4" x 12' 10" (2.53m x 3.91m)

Downstairs WC

Hallway

Dining Kitchen
17' 3" x 23' 5" (5.25m x 7.13m)

Pantry
7' 2" x 4' 11" (2.18m x 1.50m)

Living Room
14' 0" x 23' 6" (4.27m x 7.16m)

FIRST FLOOR - Landing

Family Bathroom
6' 9" x 11' 3" (2.07m x 3.42m)

Bedroom 1
10' 0" x 16' 4" (3.04m x 4.98m)

Ensuite - Bedroom 1

Bedroom 2
11' 4" x 16' 6" (3.46m x 5.02m)

Bedroom 3
14' 1" x 11' 7" (4.28m x 3.52m)

Bedroom 4
10' 5" x 11' 6" (3.17m x 3.50m)

SECOND FLOOR

Attic Room
30' 0" x 23' 7" (9.14m x 7.18m)

Attic Store - 15' 3" x 11' 7" (4.64m x 3.52m) **Attic Store** - 15' 3" x 11' 7" (4.66m x 3.52m)







EXTERNAL

Adjoining Outhouse 1
11' 1" x 6' 0" (3.37m x 1.84m)

Adjoining Outhouse 2
9' 8" x 6' 1" (2.94m x 1.85m)

Parking Area

Gardens

ADDITIONAL INFORMATION

Services
Mains electricity, water & sewerage treatment plant; oil-fired central heating. Back boiler on the multi fuel stove in the living room. Solar/PV Panels fitted. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions
The property can be located by using What3Words - ///animal.divided.query or via the Post Code CA17 4PW.

Referrals & Other Payments
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.

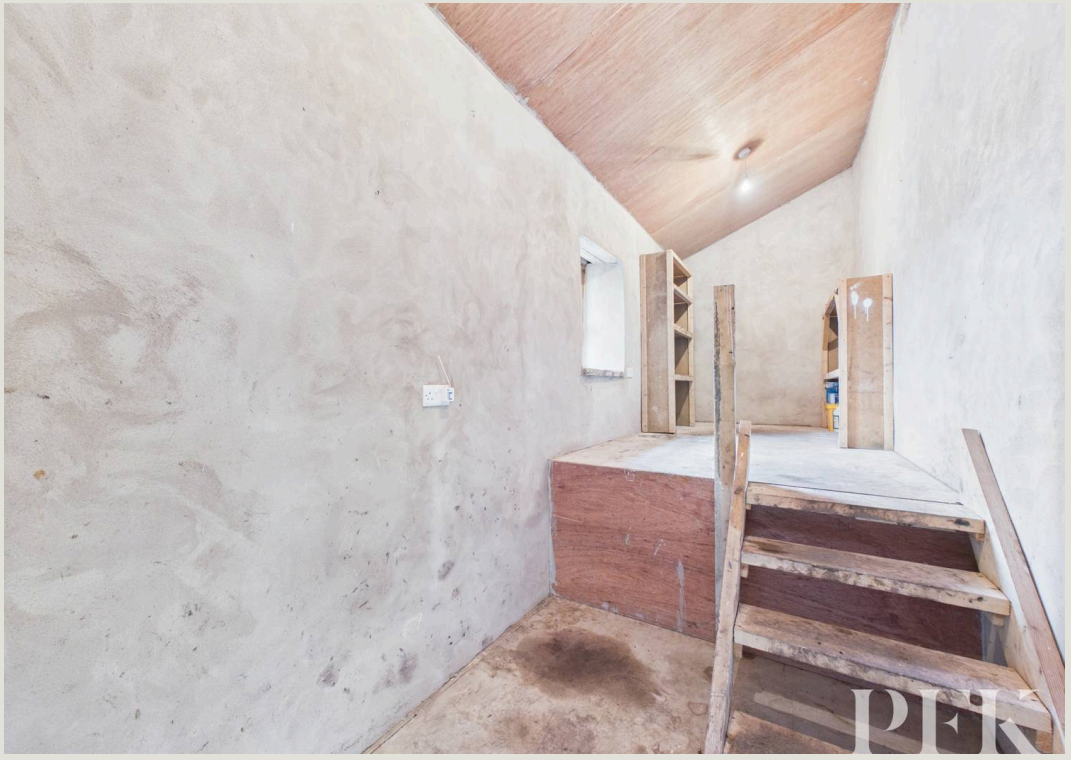








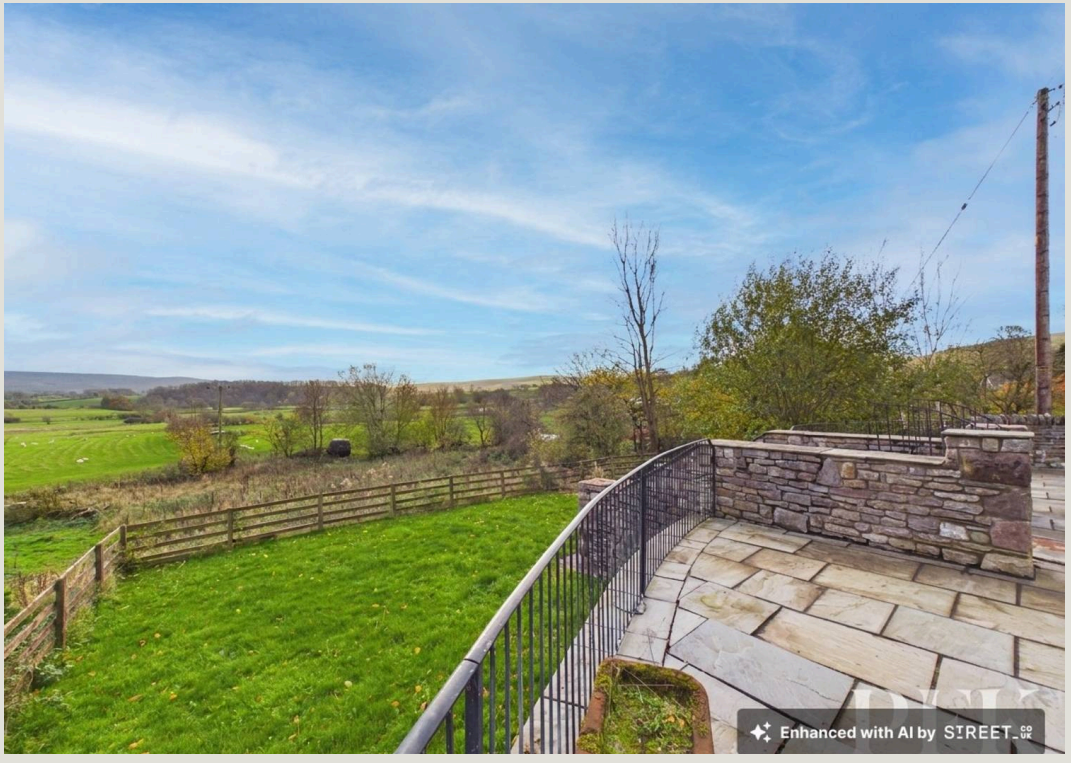






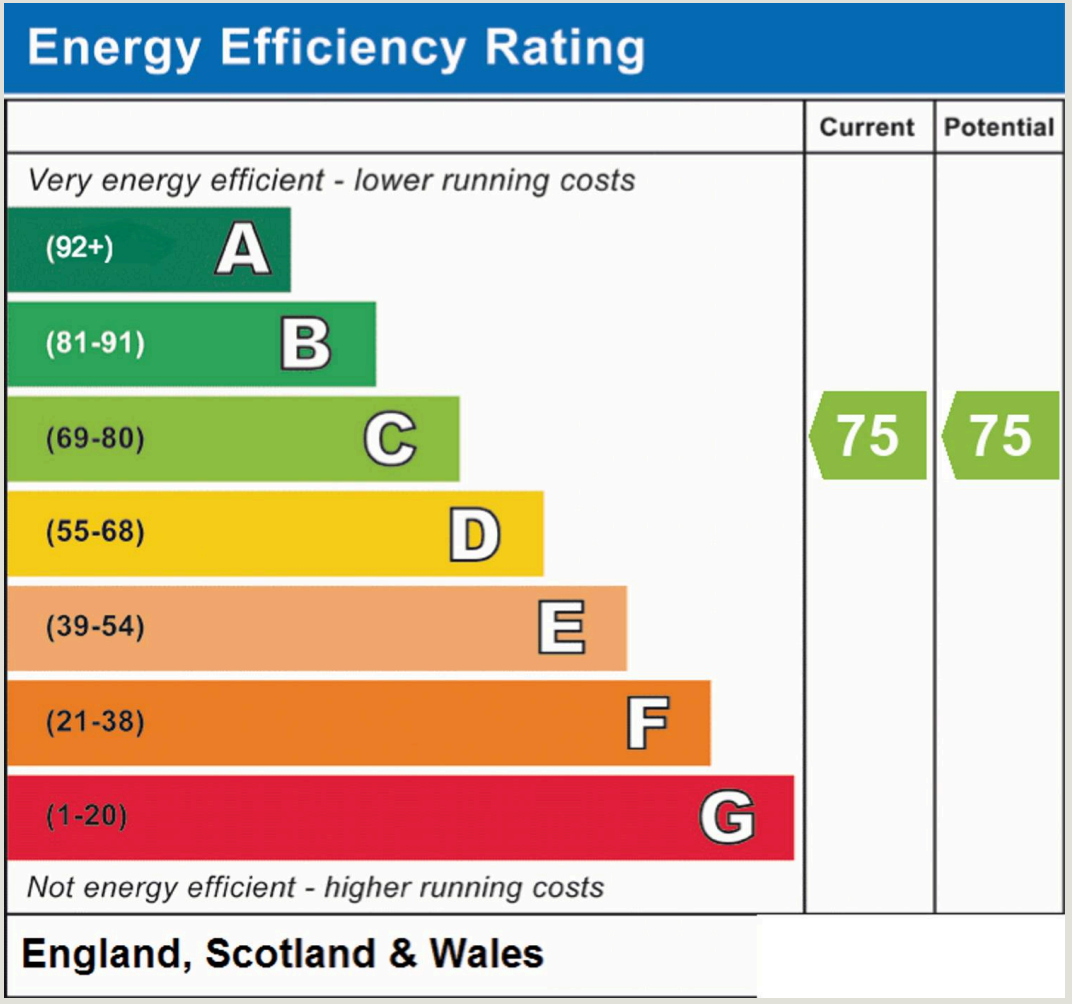

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WC
3'10" x 6'8"
1.18 x 2.04 m
Utility Room
8'3" x 12'9"
2.53 x 3.91 m
Cloaks Cupboard
3'10" x 3'6"
1.19 x 1.07 m
Dining Kitchen
17'2" x 23'4"
5.25 x 7.13 m
Living Room
14'0" x 23'5"
4.27 x 7.16 m
Hallway
10'1" x 10'1"
3.08 x 3.07 m
Pantry
7'1" x 4'10"
2.18 x 1.50 m
Floor 0 Building 1
Bedroom 1
9'11" x 16'4"
3.04 x 4.98 m
Bathroom
6'9" x 11'2"
2.07 x 3.42 m
Bedroom 2
11'4" x 16'5"
3.46 x 5.02 m
Bedroom 3
14'0" x 11'6"
4.28 x 3.52 m
Ensuite
3'1" x 8'3"
0.96 x 2.52 m
Landing
20'10" x 6'5"
6.35 x 1.98 m
Bedroom 4
10'3" x 11'5"
3.17 x 3.50 m
Adjoining Outhouse 1
11'0" x 6'0"
3.37 x 1.84 m
Floor 1 Building 1
Attic Room
29'11" x 23'6"
9.14 x 7.18 m
Attic Store
15'2" x 11'6"
4.64 x 3.52 m
Attic Store
15'3" x 11'6"
4.66 x 3.52 m
Floor 2 Building 1
Adjoining Outhouse 2
9'7" x 6'0"
2.94 x 1.85 m
Floor 0 Building 2
PFK
Approximate total area(1)
3136 ft²
291.4 m²
Reduced headroom
94 ft²
8.7 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
75
75
England, Scotland & Wales



PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk