



KIRKBY STEPHEN • CA17 4AB

5 Mellbecks

Guide Price £195,000 - £225,000

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● UNDER OFFER

AT A GLANCE

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|----------------------------------|--|--|
| ✓ Newly Built Home | ✓ Walking Distance Of The Market Place | ✓ Open Plan Dining Kitchen With Patio Doors |
| ✓ Spacious Sitting Room | ✓ 2 Double Bedrooms | ✓ Newly Fitted Bathroom |
| ✓ Low Maintenance Rear Courtyard | ✓ Parking | ✓ Ideal Investment, First Time Buyer Home Or Holiday Retreat |

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

THE PROPERTY

Newly Built Home

5 Mellbecks in a newly built cottage, conveniently located just a short walk from the Market Square in Kirkby Stephen.

The build has been recently completed to a high standard by a local, reputable builder with high quality fixtures, fittings and finishes.

Kirkby Stephen is situated approximately 12 miles from Junction 38 of the M6 at Tebay and 4 miles from the A66 at Brough. The town offers a comprehensive range of everyday amenities, including a supermarket, general stores, a bank, hotels, public houses, primary and secondary schools, and various sports clubs. It is within

commuting distance of Carlisle, Penrith, and Kendal, and benefits from a station on the historic Settle-Carlisle Railway Line.

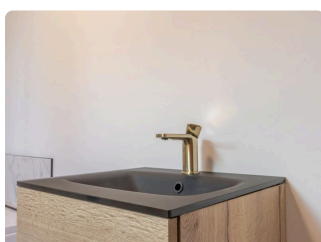
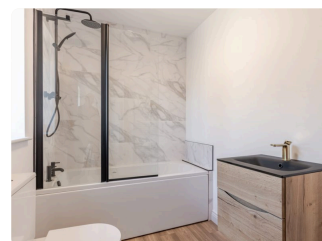
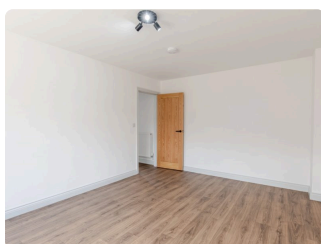
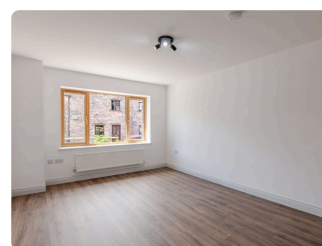
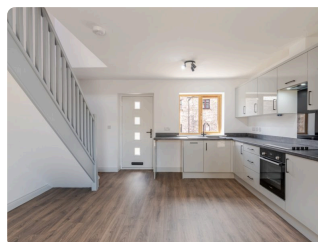
The cottage is spacious with accommodation over two floors. On the ground floor is an open plan dining kitchen with newly fitted high gloss kitchen with integrated appliances and patio doors to the rear. there is also a spacious sitting room. Upstairs are two double bedrooms and a newly fitted, modern family bathroom.

Outside, to the front is a small patio space, perfect for a bistro tables and potted plants. At the rear is a block paved, low maintenance space that could provide off road parking but alternatively could create a courtyard style garden.

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*Walking Distance Of The
Market Place*

Every room, inside and out





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*Open Plan Dining Kitchen
With Patio Doors*

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

Open Plan Dining Kitchen

Lovely, bright room. High quality wood effect vinyl flooring. Newly fitted kitchen in grey gloss. Integrated oven, hob and extractor fan. Integrated dishwasher, fridge and freezer. Radiator. Window and door to the front. Patio doors to the rear.

Sitting Room

Spacious room. High quality wood effect vinyl flooring. Radiator. TV point & wall plate for telephone/ broadband connection. Large window to the front.

02 FIRST FLOOR

Landing

Staircase. Fitted carpet. Radiator. Window to the rear with a pleasant outlook.

Bedroom One

Large, double bedroom. Fitted carpet. Windows to the front and rear.

Bathroom

High quality wood effect vinyl flooring. Newly fitted bathroom suite. WC. Wash basin. Bath with shower over. Heated towel rail. Frosted window to the rear.

Bedroom Two

Good, front double bedroom. Fitted carpet.

03 OUTSIDE

Front

To the front are steps up to a small patio area, ideal for a bistro table and pot plants.

Parking

Paved parking to the rear of the property. Alternatively this space could be used as a garden area. Additionally, ample, free on street parking is available on Mellbecks to the front of the property.

04 AGENTS NOTES

Material Information

Mains water, electrics and drainage. Mains gas central heating. Double glazing throughout. Broadband: Basic - 18 Mbps Superfast- 80 Mbps Flood Risk: Very low Right of access to the rear parking area. The remainder of Levens Close remains under ownership of the sellers, no parking is allowed at all within Levens Close.

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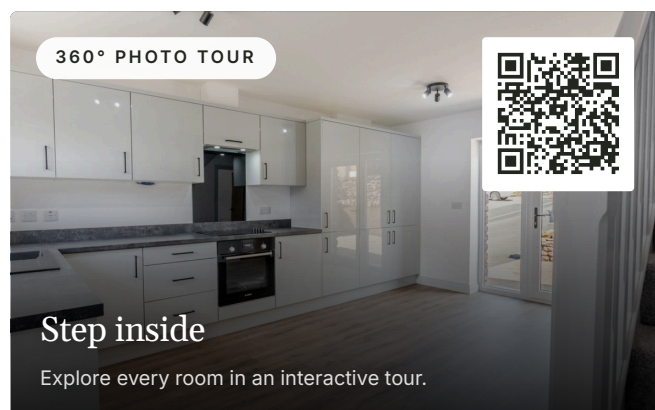
Spacious Sitting Room

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 - 16th June 2026

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 5 Mellbecks 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

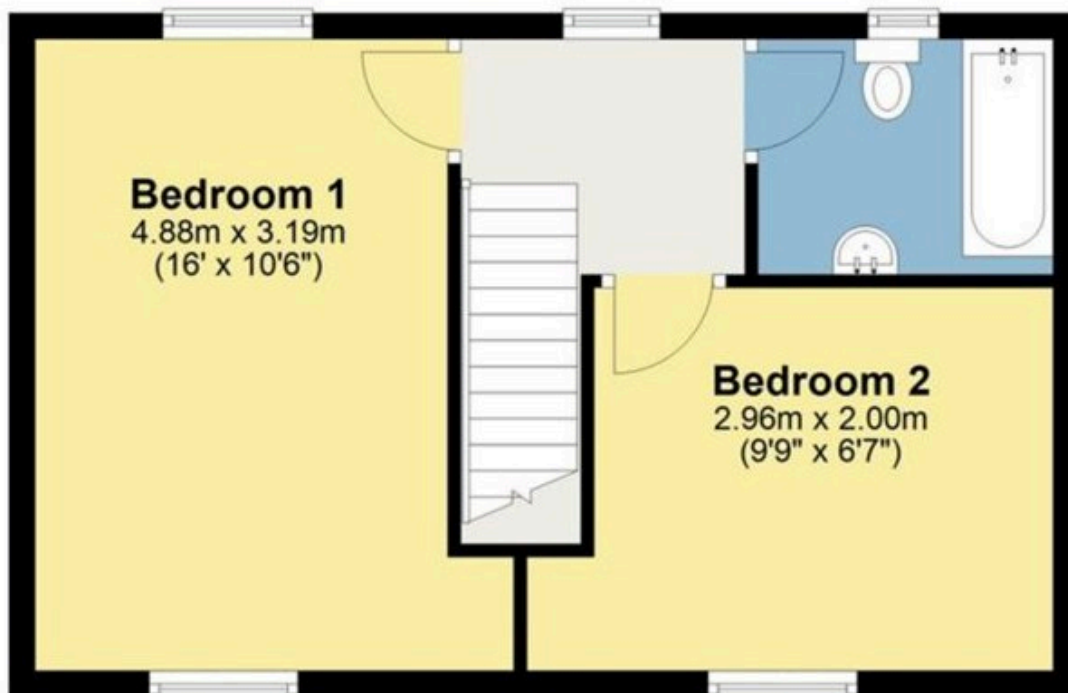
Ground Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.4 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 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.

5 Mellbecks, Kirkby Stephen