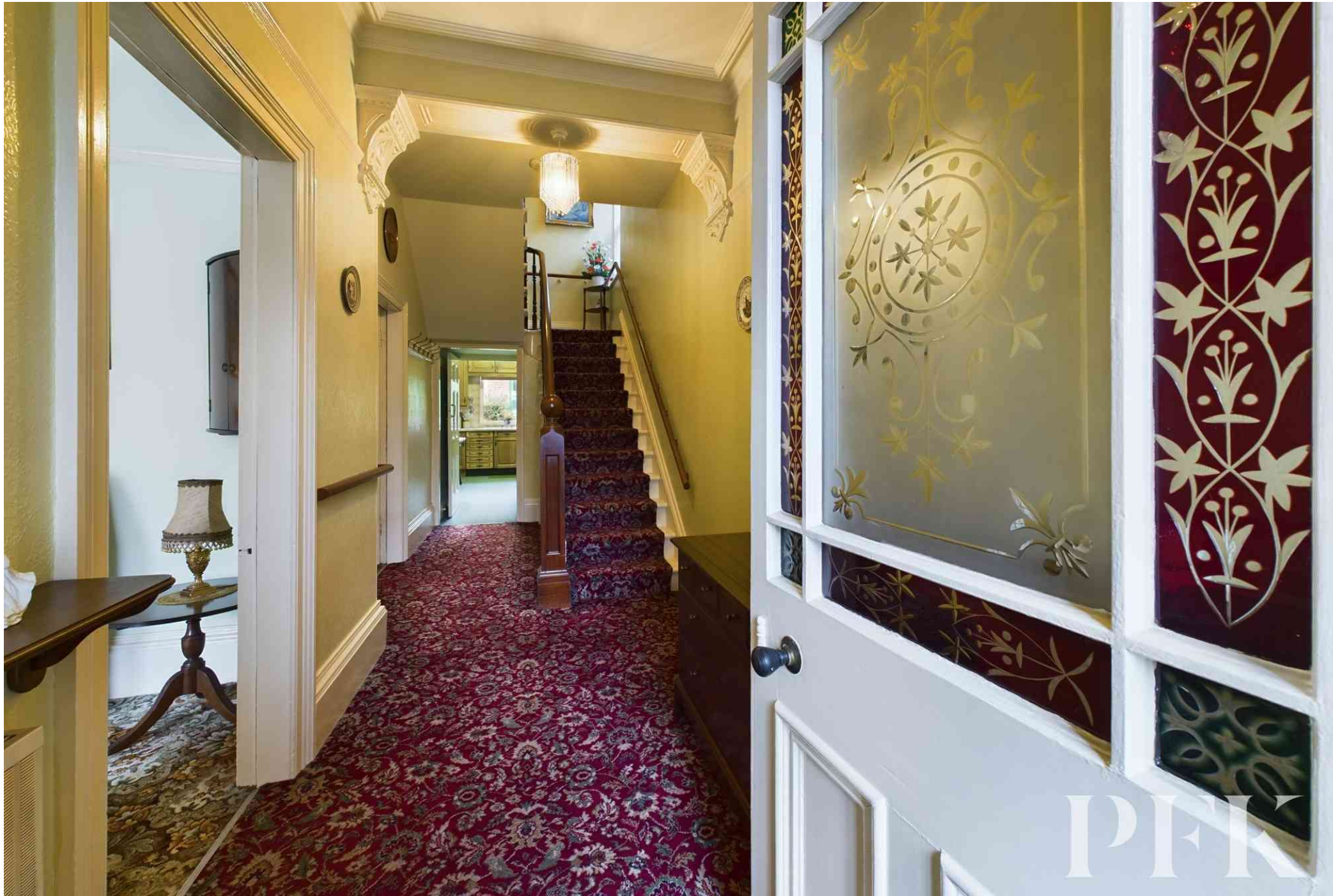


# PKF

Harcourt House, Nateby Road, Kirkby Stephen, Cumbria CA17 4QE

Guide Price: £375,000





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## LOCATION

Kirkby Stephen is a popular Upper Eden market town situated 4 miles from Brough/A66 trans-Pennine route and 12 miles from the M6 at Tebay/Junction 38, with Penrith, Carlisle and Kendal also being within commuting distance. The town provides a good range of everyday facilities including supermarket, hotels and public houses, primary and secondary schools and also benefits from a station on the scenic Settle-Carlisle railway line.

## PROPERTY DESCRIPTION

Step into this charming, four bedroomed, Edwardian terraced home, enjoying lovely period features throughout. Spanning three storeys, this beautifully maintained property offers spacious living combined with timeless elegance.

Accommodation briefly comprises two generous and character filled reception rooms, a garden room, kitchen, and shower room/wetroom to the ground floor. To the first floor are three spacious double bedrooms with a bathroom and two separate WCs, with a further generous bedroom lying to the second floor. A side passageway which can be accessed internally from the kitchen, runs from the front to back of the property and gives access to the enclosed rear garden.

Externally, there is a small courtyard garden to the front and an enclosed lawned garden to the rear with raised beds and patio area. The property also benefits from a number of stone outhouses to the rear, and a separate, substantial vegetable garden - perfect for those who enjoy outdoor living and gardening. This home seamlessly combines historical charm with spacious rooms, making it an ideal retreat in a sought after location.

## ACCOMMODATION

### Entrance Vestibule

Accessed via part glazed wooden front door. With wood panelled walls and part glazed door giving access into the hallway.

### Hallway

With decorative cornicing, mouldings and picture rail, stairs to the first floor with understairs storage cupboard, two radiators and doors giving access to the ground floor rooms.

### Lounge

4.40m x 5.13m (14' 5" x 16' 10") (into bay) With period features including decorative cornicing, ceiling rose and picture rail, feature fireplace with tiled hearth and wood mantel housing an open fire with Baxi grate, radiator and large front aspect bay window.

### Dining Room/Second Reception Room

4.09m x 3.98m (13' 5" x 13' 1") A rear aspect room with decorative cornicing, ceiling rose and picture rail, gas fire in an attractive wood surround, radiator and open access into the garden room.

### Garden Room

2.73m x 2.91m (8' 11" x 9' 7") With wall mounted lighting, internal window into the kitchen and UPVC sliding doors giving access out to the rear garden.

### Shower Room

Fitted with a three piece suite comprising concealed cistern WC, corner wash hand basin and wetroom style electric shower. Tiled walls, wall mounted panel heater and recessed ceiling spotlights.

## Kitchen

2.74m x 3.32m (9' 0" x 10' 11") Fitted with a good range of wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for undercounter fridge and plumbing for washing machine. Breakfast bar dining area, original built in cupboards, radiator, rear aspect window and door leading into the side passageway.

## Side Passageway

Running from the front to the rear of the property and giving access into the garden. A useful clothes drying area with hanging rack and an ideal space for storing bicycles.

## FIRST FLOOR

### Half Landing

With decorative cornicing and ceiling rose, side aspect window, stairs continuing up to the first floor with steps leading to the bathroom, separate WC and a storage cupboard.

### Bathroom

2.12m x 2.71m (6' 11" x 8' 11") Fitted with tiled shower cubicle (mains plumbed shower), wash hand basin set in vanity storage unit and wall mounted, mirrored cabinet. Dual aspect windows, panelled ceiling, part panelled walls, radiator and large, built in airing/storage cupboard.

### WC

0.98m x 1.27m (3' 3" x 4' 2") With WC and side aspect window.

### Landing

With decorative cornicing, doors to the first floor rooms and stairs to the second floor.

## Bedroom 2

4.1m x 3.46m (13' 5" x 11' 4") A generous rear aspect double bedroom with decorative cornicing, radiator and two built in wardrobes.

## Bedroom 1

3.28m x 5.11m (10' 9" x 16' 9") A spacious, front aspect double bedroom with decorative cornicing and picture rail, radiator, two built in wardrobes and large bay window.

## Bedroom 3

3.21m x 3.47m (10' 6" x 11' 5") A further front aspect double bedroom with picture rail and radiator.

## WC

2.09m x 3.20m (6' 10" x 10' 6") Fitted with WC and wash basin, rear aspect window and original staircase leading up to the second floor with understairs storage area.

## SECOND FLOOR

### Landing/Storage Area

A generous area with under eaves storage, single glazed skylight and door giving access to bedroom 4.

## Bedroom 4

3.51m x 3.89m (11' 6" x 12' 9") A generous double bedroom with built in shelving and single glazed skylight.

## EXTERNALLY

### Gardens and Parking

To the front, there is onstreet parking and a small walled courtyard garden area with flower beds. To the rear, there is an enclosed garden with lawn, raised beds and patio area. The property also benefits from 5 brick and stone outhouses, one of which is substantial in size, with a door leading out to a separate, large vegetable garden. (approx 100 sq yards (83.6 sq metres in size). A right of way is in place for the neighbouring property across the vegetable garden, from Levens Close. Harcourt House has a right of way across Levens Close to access the vegetable garden from the rear.

## ADDITIONAL INFORMATION

### Tenure & EPC

The tenure is freehold.  
The EPC rating is E.

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

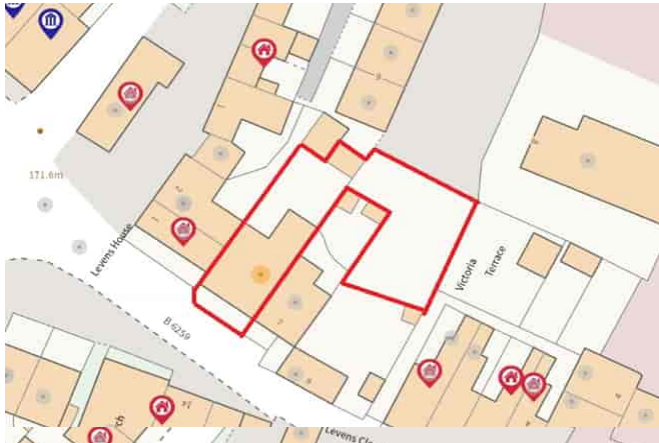
## SALE DETAILS

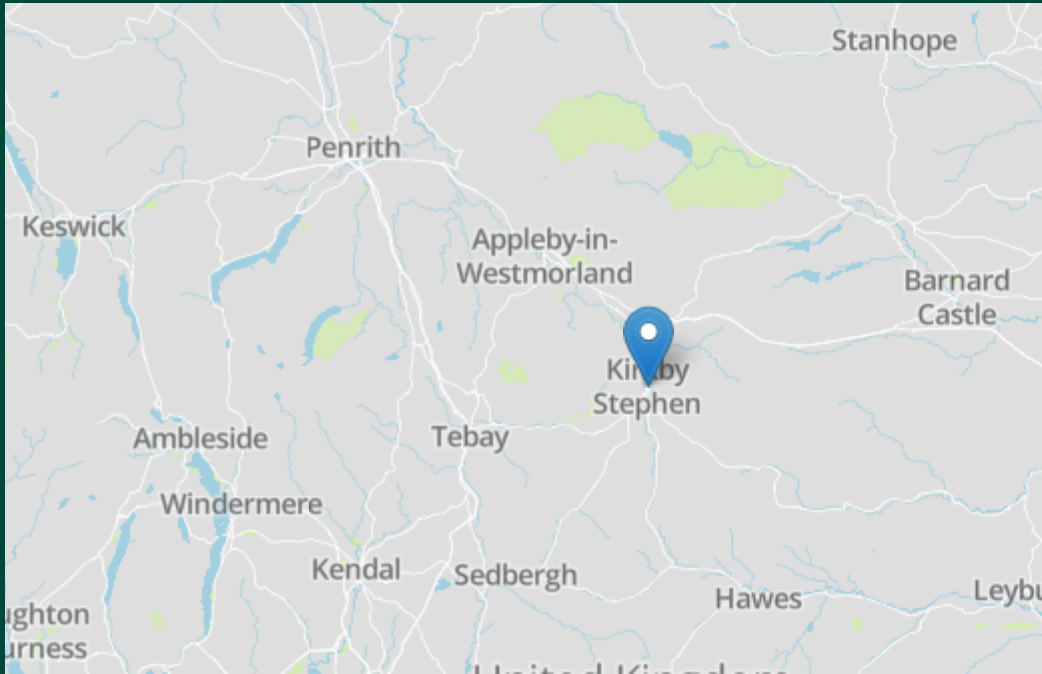
Mains gas, electricity, water & drainage. Gas fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: Kirkby Stephen can be easily accessed from the M6 and A66 via the A685. The property is located on Nateby Road, just off the traffic lights in the town centre. The property can be found on the left hand side.



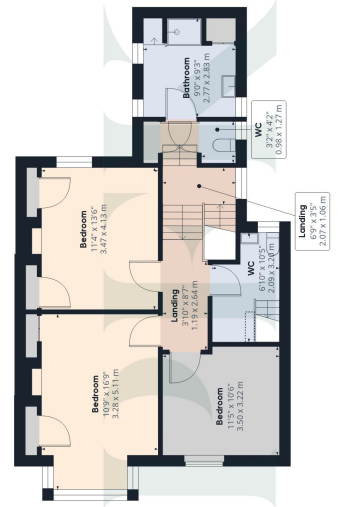


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>39</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

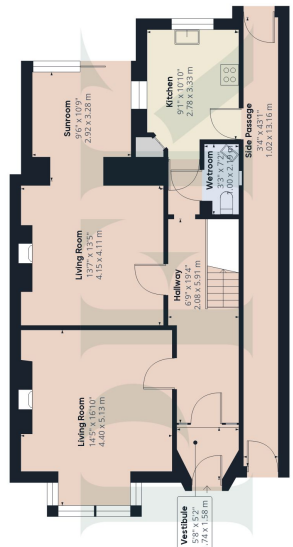
**PFK**

Approximate total area<sup>01</sup>  
1925.34 ft<sup>2</sup>  
178.87 m<sup>2</sup>

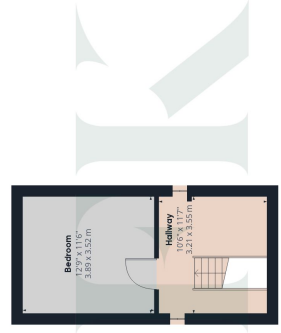
Reduced headroom  
2.26 ft<sup>2</sup>  
0.21 m<sup>2</sup>



Floor 1



Floor 0



Floor 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate and should not be relied upon for any legal purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and may not strictly comply with RICS IPMS 3C.

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