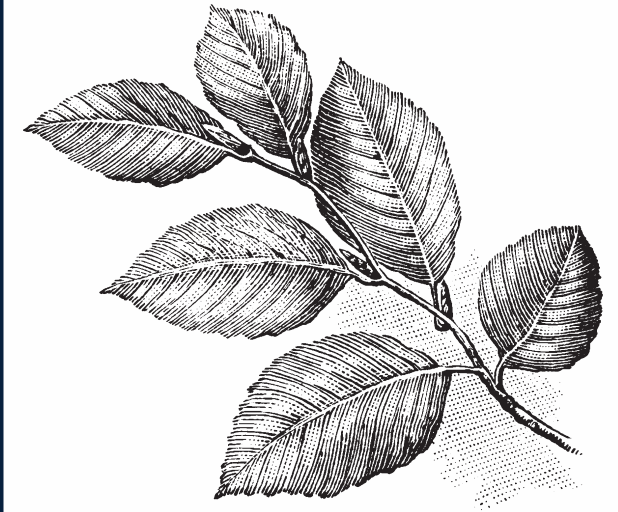


# Beech Villa

KIRKBY STEPHEN



## 36 SOUTH ROAD



A Beautifully Restored Victorian Villa and Former Gentleman's Residence Located In The Highly Desirable Town Of Kirkby Stephen. 4/5 Bedrooms Including A Master Suite. Private Parking And Stunning Gardens. Welcome Home To Beech Villa..





*Take a closer look...*



Property Type:

*Semi-Detached*

Square Footage:

*2529 sqft*

Council Tax Band:

*E*

EPC Rating:

*E*

Tenure

*Freehold*

# Why Kirkby Stephen?



KIRKBY STEPHEN IS RENOWNED FOR ITS FRIENDLY COMMUNITY, SCENIC BEAUTY, AND ACCESS TO OUTDOOR ACTIVITIES SUCH AS HIKING, CYCLING, AND EXPLORING THE NEARBY LAKE DISTRICT NATIONAL PARK. LOCAL SHOPS, SCHOOLS, AND HEALTHCARE FACILITIES ARE WITHIN EASY REACH, ENSURING A CONVENIENT LIFESTYLE.

A TRADITIONAL MARKET TOWN OF HISTORIC BUILDINGS, COBBLED YARDS, QUAIN CORNERS AND INTERESTING SHOPS, IDEALLY LOCATED IN THE BEAUTIFUL UPPER EDEN VALLEY, FORMERLY THE OLD COUNTY OF WESTMORLAND, NOW CUMBRIA. THIS IS AN AREA OF CUMBRIA MUCH LESS WELL KNOWN THAN THE LAKE DISTRICT, BUT EQUALLY APPEALING. IT IS SURROUNDED BY A LANDSCAPE OF PASTORAL RURAL SCENERY AND WILD UPLANDS AND OFFERS BREATHTAKING VIEWS IN EVERY DIRECTION AND HAS BEEN PART OF THE YORKSHIRE DALES NATIONAL PARK, SINCE 2016. REMOTELY LOCATED FROM LARGE TOWNS AND POPULATION CENTRES, KIRKBY STEPHEN HAS DEVELOPED A STRONG AND SELF-SUFFICIENT IDENTITY AND A VIBRANT SENSE OF COMMUNITY.

## Kirkby Stephen Village





PARKING



GARDEN



FROM THE RAISED VEGETABLE BEDS TO THE PLANTED BOARDERS AND THE PAVED PATIO AREAS. THERE IS SOMETHING FOR ALL THE FAMILY IN BEECH VILLA GARDENS. THE SIDE OF THE HOUSE HAS RECENTLY BEEN REPOINTED AND SHOWS THE STUNNING STONE MASONRY TO PERFECTION, MAKING IT THE BACKDROP FOR BEAUTIFUL PLANTING. A MORNING COFFEE ON THE PATIO OR DRINKS WITH FRIENDS AROUND THE BRICK BUILD WOOD BURNING PIZZA OVEN, THIS GARDEN HAS IT ALL. THERE IS PARKING ON THE GRAVEL DRIVE FOR MULTIPLE VEHICLES AND ALSO A WOOD BUILT SHED FOR STORING THE GARDEN TOOLS AND A LOG STORE TO THE SIDE.



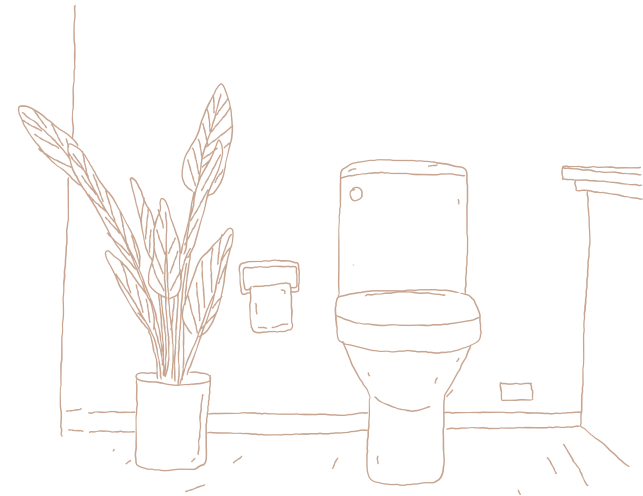


Zzz... 9000









# WHERE CAN I FIND...



## The Closest School?

Kirkby Stephen Primary School is located just 0.5 miles away.



## The Local Shop?

SPAR is 0.3 miles from your doorstep. Great for those essentials!



## A Delicious Meal?

The Pennine Inn and it's cosy atmosphere await you, just 0.5 miles away.



## Somewhere Nice to Walk the Dog?

The Podgill Viaduct makes a great walk and is just a short 6 minute drive from your home 1.7 miles away.



## A Refreshing Pint?

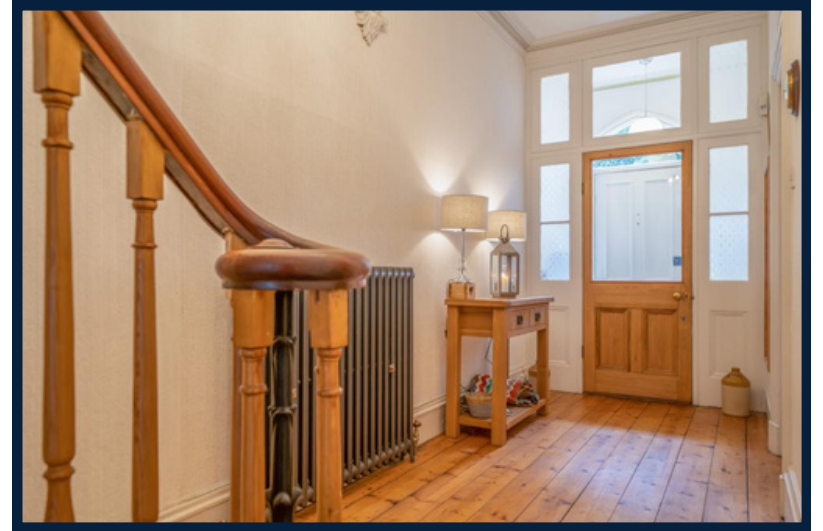
The Black Bull is just around the corner 0.4 miles away, you could be back home in under 10 minutes!

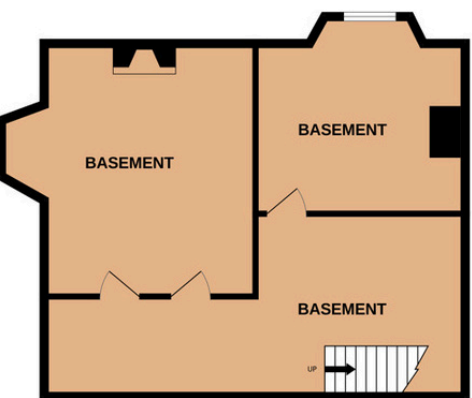
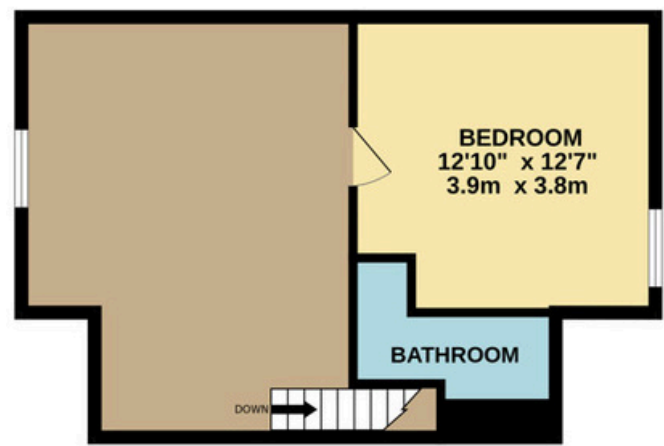
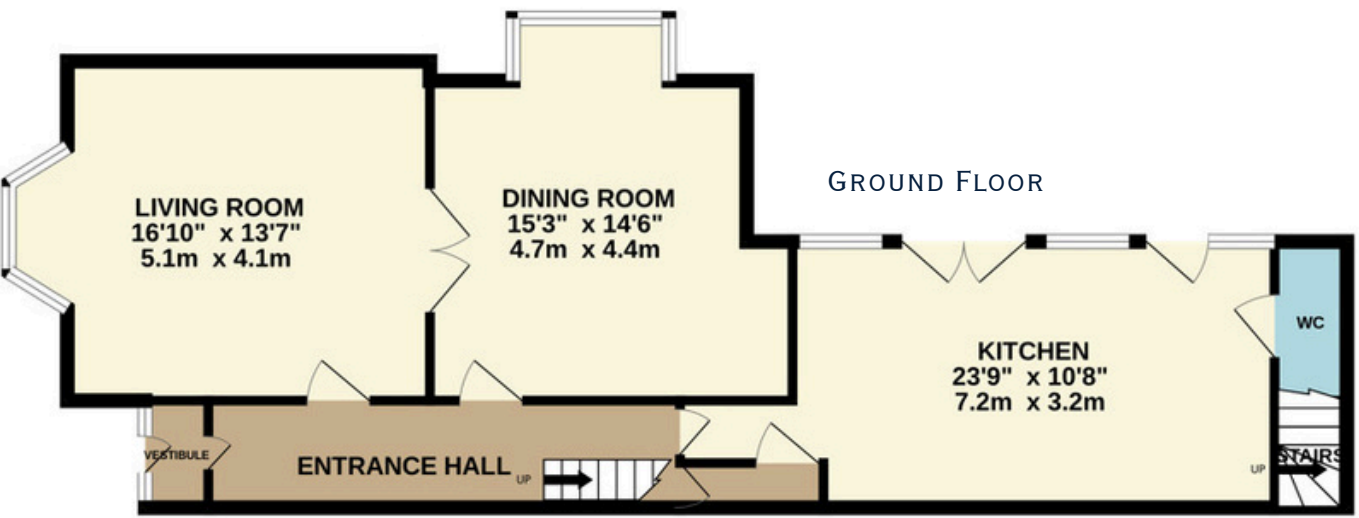


## Your Local Property Experts?

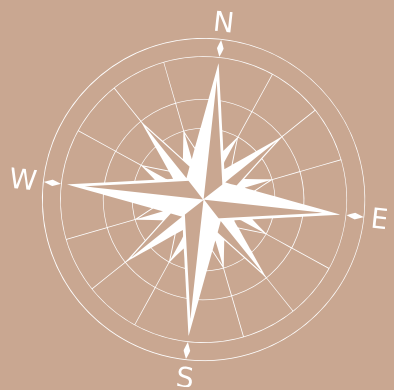
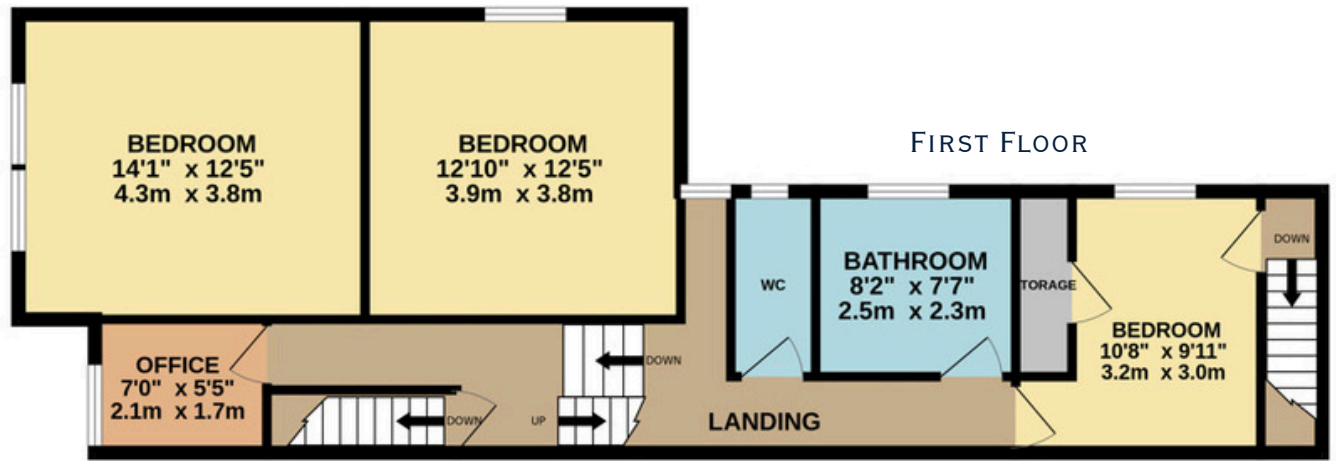
Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!







**Timevalley**  
ESTATES.



**Total Floor Area: 2529 sq ft (235.0 sq.m) approx.**

Ground Floor: 743 sq.ft (69.1 sq.m) approx.

First Floor: 741 sq.ft (68.9 sq.m) approx.

Second Floor: 434 sq.ft (40.3 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Beech Villa, 36, South Road, Kirkby Stephen CA17 4SN

 [///truly.reinstate.secure](https://truly.reinstate.secure)



**lunevalley**  
**ESTATES.**

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