

PFK

Litts Garth, North Stainmore, Kirkby Stephen, Cumbria CA17 4DY

Guide Price: £425,000





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LOCATION

Litts Garth is situated in North Stainmore in the Eden valley, in a rural location within easy reach of the A66 and Kirkby Stephen. The property enjoys an elevated position and benefits from breathtaking views across open countryside towards the north Pennines. For those wishing to commute the A66, M6 and A1 can easily be accessed, and Kirkby Stephen has a railway station on the scenic Settle to Carlisle line with nearby Penrith and Darlington providing main line stations providing excellent links to the west and east respectively.

PROPERTY DESCRIPTION

Litts Garth is a charming semi-detached family home, filled with character, with accommodation briefly comprising large lounge, kitchen/diner with snug, utility room and cloakroom/WC to the ground floor, with four bedrooms, one with ensuite and a four piece family bathroom to the first floor.

Located just off the A66 in North Stainmore, its elevated position offers breathtaking, far reaching and uninterrupted views from many of the windows. Externally, the outstanding gardens offer substantial lawns, patio areas, flower beds, mature shrubs and trees, and a delightful fully insulated summer house, an ideal place to enjoy the fantastic open views all year round. The property also benefits from ample offroad parking, double garage with car port and a superb, large stone outbuilding providing a versatile space for many uses.

ACCOMMODATION

Entrance Porch

Accessed via front door. With tiled flooring, front aspect window and part glazed door leading into the lounge.

Lounge

4.48m x 3.54m (14' 8" x 11' 7") A front aspect reception room enjoying stunning views over open countryside. With beams to the ceiling, multifuel stove in a large stone fireplace with wood mantel, wood flooring and door to the inner hall.

Inner Hall

Stairs to the first floor with window at half landing level and useful understairs storage cupboard, tiled flooring and doors giving access to the kitchen/diner and the utility room.

Kitchen/Diner

4.44m x 5.71m (14' 7" x 18' 9") A spacious farmhouse style kitchen/diner, fitted with a good range of units with complementary work surfacing, incorporating 1.5 bowl sink and drainer unit with mixer tap and tiled splashbacks. Freestanding electric range cooker with extractor over, space for an eight to ten person table, plumbing for dishwasher and space for full height fridge freezer. Feature beam and inset ceiling spotlights, radiator, wood flooring, dual aspect windows and part glazed external door.

Snug

2.62m x 3.55m (8' 7" x 11' 8") Just off the kitchen, a cosy front aspect room enjoying lovely open views over the surrounding countryside. With open fire in an attractive stone surround and hearth with wood mantel, (currently housing an electric fire), feature beams, radiator and wood flooring.

Utility Room

2.00m x 1.56m (6' 7" x 5' 1") With plumbing for washing machine and tumble dryer, fitted storage cupboards, tiled flooring and door giving access to the cloakroom/WC.

Cloakroom/WC

Fitted with a WC and circular wash hand basin on an attractive corner vanity unit with slate surfacing and upstands, vertical heated chrome towel rail, tiled flooring and rear aspect window.

FIRST FLOOR LANDING

Built in linen cupboard with radiator, and doors giving access to the first floor rooms.

Bedroom 1

3.41m x 2.96m (11' 2" x 9' 9") A rear aspect double bedroom with built in wardrobe, radiator and door into the ensuite.

Ensuite Shower Room

Fitted with a three piece suite comprising shower cubicle with electric shower, WC and wash hand basin, vertical heated towel rail, wood flooring and side aspect window.

Family Bathroom

2.51m x 2.52m (8' 3" x 8' 3") Fitted with a four piece suite comprising panelled bath, shower cubicle with electric shower, WC and wash hand basin. Built in shelved storage cupboard with hanging rail and housing the hot water cylinder, part tiled walls, vertical heated chrome towel rail and Velux window.

Bedroom 2

3.72m x 3.51m (12' 2" x 11' 6") A front aspect double bedroom enjoying superb views over open countryside. With radiator and fitted wardrobes to one wall.

Bedroom 3

2.61m x 3.53m (8' 7" x 11' 7") A front aspect double bedroom enjoying fantastic views over open countryside. With built in cupboard, loft access hatch and radiator.

Bedroom 4

2.00m x 2.68m (6' 7" x 8' 10") A rear aspect single bedroom with radiator.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a walled garden with mature borders and space for additional offroad parking. A driveway to the side of the house leads to a large courtyard area providing offroad parking for several vehicles and giving access to a double garage with additional carport. The beautiful gardens wrap around the property and provide substantial lawns with patio seating areas, mature plants, shrubs and trees, and an insulated summerhouse with power supply, enjoying breathtaking views over open countryside.

Garage

8.26m x 6.40m (27' 1" x 21' 0") A generous double garage with twin wooden doors, power, lighting and front aspect windows.

Outbuilding

16.22m x 3.98m (53' 3" x 13' 1") A spacious stone outbuilding with power, lighting and water supply, sink and WC, dual aspect windows and part glazed double access doors . A superb and versatile space, currently used for storage but ideal for a variety of purposes.

ADDITIONAL INFORMATION

Septic Tank

We have been informed that drainage to the property is by way of a shared holding tank, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Tenure & EPC

The tenure is freehold.
The EPC rating is D.

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; Pollard & Scott/Independent Mortgage Advisors – 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

Main electricity, water & drainage by way of a shared holding tank. A back boiler from the log burning stove provides the central heating and hot water with separate supplementary immersion heater (for the water supply in the summer months). 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: From Kirkby Stephen take the A685 to Brough, and on reaching Brough, turn right on to the A66 in the direction of Bowes and Scotch Corner. Continue on the dual carriageway until reaching the turn for Hard Hill on the right hand side and follow this road for 0.5 miles and the property can be found on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾
2562.07 ft²
239.88 m²

Reduced headroom
2.07 ft²
0.19 m²

Floor 1 Building 1

Floor 0 Building 3

Floor 0 Building 1

Floor 0 Building 2

(1) Excluding balconies and terraces

E: Reduced headroom (Below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

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