

PFK

Skirrygill Farm, South Stainmore, Kirkby Stephen CA17 4DJ

Offers Over: £295,000





LOCATION

Skirrygill Farm is situated in the Eden Valley, in a rural parish within easy reach of Kirkby Stephen and accessed by a country lane. The property occupies an elevated position enjoying fantastic views across the North Pennines. For those wishing to commute the A66, M6 and A1 can be easily accessed, Kirkby Stephen has a railway station on the Carlisle to Settle line, and Penrith and Darlington stations provide excellent links to the west and east respectively.

PROPERTY DESCRIPTION

Skirrygill Farm is a large, semi-detached, family home, which although now in need of renovation, is Grade II listed and packed full of character and charm. Externally, there's a walled garden, rear yard, stone outbuildings and a small paddock - this is an opportunity not to be missed.

Internally, the property has period features at every turn, including large, sash windows, stone walls and flagged floors. The accommodation offers a large dining kitchen, two reception rooms, two ground floor bathrooms and a traditional stone pantry, with four double bedrooms to the first floor and two additional loft rooms which offer scope for a variety of purposes.

ACCOMMODATION

Front Entrance and Main Hallway

Accessed via part glazed, wooden entrance door. Providing access to both reception rooms, the pantry and one of the ground floor bathrooms. Traditional flagged floor and stairs to first floor accommodation.

Living Room/First Reception Room

3.57m x 4.59m (11' 9" x 15' 1") Front aspect, reception room with open fireplace and radiator.

Second Reception Room

4.79m x 4.60m (15' 9" x 15' 1") Front aspect, second reception room with traditional range incorporating open fire (in working condition), and two radiators. Door to the inner/side hallway (which provides access to the second bathroom and dining kitchen).

Pantry

3.17m x 2.73m (10' 5" x 8' 11") With window to rear aspect, power supply, traditional stone slabs and flagged floor.

Bathroom 1

3.91m x 2.71m (12' 10" x 8' 11") Rear aspect bathroom fitted with four piece suite comprising bath, large, walk-in shower, WC and wash hand basin. Airing cupboard and radiator.

Inner/Side Hallway

Providing access to the second ground floor bathroom, the kitchen and external access to the rear of the property. Stairs to the loft rooms.

Bathroom 2

2.20m x 2.52m (7' 3" x 8' 3") Side aspect bathroom fitted with three piece suite comprising bath with electric shower over, WC and wash hand basin.

Dining Kitchen

3.71m x 5.82m (12' 2" x 19' 1") A bright, generously proportioned, room fitted with range of wooden units with complementary, wooden work surfaces and Belfast sink. Electric, range style, cooker and space/plumbing for dishwasher and washing machine. Ceiling beams, flagged floor, feature stone archwork incorporating wooden door giving access to the side of the house and further door providing access to the front of the property.

FIRST FLOOR

Split Level Landing

The lower level provides access to Bedrooms 3 and 4. Several steps up to upper landing level giving access to Bedrooms 1 and 2. Loft access hatch.

Bedroom 1

5.40m x 4.50m (17' 9" x 14' 9") Generously proportioned, front aspect, bedroom with feature fireplace, radiator and built in wardrobes.

Bedroom 2

4.98m x 4.53m (16' 4" x 14' 10") Another good sized, front aspect, double bedroom, with radiator and built in wardrobes.

Bedroom 3

3.12m x 2.73m (10' 3" x 8' 11") Rear aspect, double bedroom with radiator.

Bedroom 4

4.18m x 2.72m (13' 9" x 8' 11") Rear aspect, double bedroom with radiator.

Loft Rooms

Two well-proportioned rooms, accessed via stairs from the inner/side hallway. These rooms offer potential for a variety of uses.

Loft Room 1

4.03m x 4.61m (13' 3" x 15' 1") With window to side aspect and door leading through to: -

Loft Room 2

3.74m x 5.96m (12' 3" x 19' 7") Dual aspect, room with windows to side and front aspects.

EXTERNALLY

Rear Yard & Parking

Substantial yard area situated to the rear of the house provides parking.

Garden

The property enjoys a walled garden to the front and side of the house with established trees and flower beds.

Stone Outhouses

Small Paddock

ADDITIONAL INFORMATION

Tenure & Council Tax

Tenure is freehold.
Council tax - Band 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; 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

Mains electricity & water; septic tank drainage (in field); oil-fired central heating - not used for some time, single glazing installed throughout; telephone & broadband connections installed subject to BT regulations. 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 E


Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen, take the A685 towards Brough. Turn right into the village of Kaber. Go through Kaber and continue along the road for about 3 miles until you reach the hamlet of Barras. Opposite the Mouthlock Centre turn left, stay on this road for 1.6 miles and the property is on your left hand side.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		




Approximate total area^m
2455.18 ft²
228.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. For more information, please refer to the floor plan or for illustrative purposes only.

GIRAFFE360

Floor 0



Floor 1

