

# Cumbrian Properties

## Slip House, Barras, Kirkby Stephen



**Price Region £515,000**

**EPC-E**

Semi-detached property | Modern kitchen & utility  
3 receptions | 3 bedrooms | Four piece bathroom  
Gardens, workshop & 3 garages | Spacious driveway

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## 2/ SLIP HOUSE, BARRAS, KIRKBY STEPHEN

A wonderful, semi-detached property that blends character, comfort and space in a truly stunning setting surrounded by rolling countryside views. The accommodation offers generous, high specification accommodation briefly comprising 31' dining lounge with wood burning stove, study, cloakroom, dining kitchen with integrated appliances and Rayburn Aga, and boot room providing additional storage and space for additional appliances. To the first floor there are three good size bedrooms, four piece bathroom with roll top bath, and a 31' sitting room with open fireplace and fitted cupboards providing a "hidden" office space. A gated driveway to the front of the property provides parking for four/five cars along with wrap-around gardens including a coal shed, potting shed, greenhouse and an outside WC and shower room. Attached to the property is a 31' workshop, three good size garages and a fully functioning car lift (included in the sale) perfect for the "car enthusiast".

The double glazed and central heated accommodation with approximate measurements briefly comprises:

### Front door into the dining lounge.

**DINING LOUNGE (31' x 15')** Two double glazed windows to the front with shutters, (one original), exposed ceiling beams, wood burning stove, two radiators, doors to study and inner hall.



DINING LOUNGE

**STUDY (11' x 8')** UPVC double glazed door to the rear garden, radiator, ceiling spotlights and door to the cloakroom.

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**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Radiator.

**INNER HALL** Staircase to the first floor and door to the dining kitchen.



STUDY



INNER HALL

**DINING KITCHEN (23' max x 21' max)** Fitted kitchen incorporating a Rayburn Aga cooker, one and a half bowl stainless steel sink unit with mixer tap, four ring induction hob, integrated double oven, integrated dishwasher, oil boiler, two double glazed windows and UPVC double glazed doors to the rear garden, and door to boot room.



DINING KITCHEN

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**BOOT ROOM (20' x 6')** Wall units and worksurfaces, plumbing for washing machine, space for tumble dryer and fridge freezer, and UPVC double glazed door to the rear.



BOOT ROOM

**FIRST FLOOR**

**SPLIT LANDING** Double glazed Velux skylight, doors to bedrooms, bathroom and sitting room.



LANDING

**SITTING ROOM (31'6 x 15')** Three double glazed windows to the front, open fireplace with a stone hearth and decorative surround (not currently in use), two radiators, exposed beams and built-in cupboards housing an office space.



SITTING ROOM

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SITTING ROOM/OFFICE SPACE

**BEDROOM 1 (15'5 x 12'8)** Double glazed window to the rear, exposed beam and radiator.



BEDROOM 1

**BEDROOM 2 (20' x 8'8)** Double glazed window to the rear and radiator.



BEDROOM 2

**BEDROOM 3 (20' x 6'8)** Double glazed window to the rear and radiator.

**BATHROOM** Four piece suite comprising freestanding roll top bath, WC, wash hand basin and corner shower cubicle. Part tiled walls, two double glazed frosted windows to the rear, airing cupboard and two radiators.

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BEDROOM 3



BATHROOM

**OUTSIDE** Gated driveway to the front of the property providing parking for four/five cars along with wrap-around gardens incorporating outhouses including a coal shed, potting shed leading to a greenhouse, outside WC and shower room. The rear gardens are partly laid to turf and partly paved with a variety of mature plants and shrubs and stunning views of the fells. Attached to the property is a workshop and garages with fully functioning car lift.

**WORKSHOP (31' x 15')** Two stable doors and door to the garages.

**GARAGE 1 (28' x 20'5)** Roller Shutter door.

**GARAGE 2 (20'8 x 15')** Electric shutter door.

**GARAGE 3 (14' x 11')** Electric shutter door.



DRIVEWAY PARKING



GARAGES

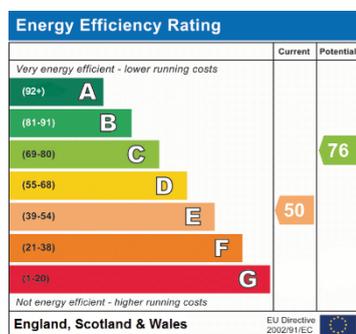
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TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band C.



**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.

### ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.