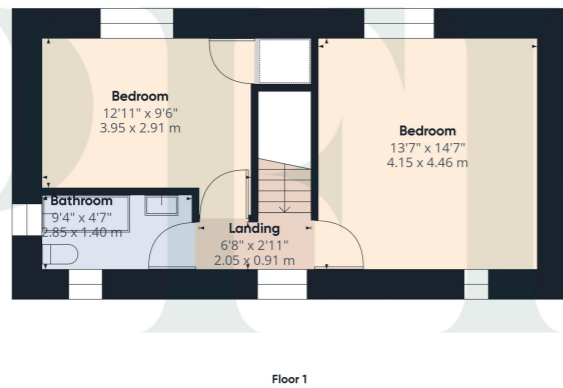
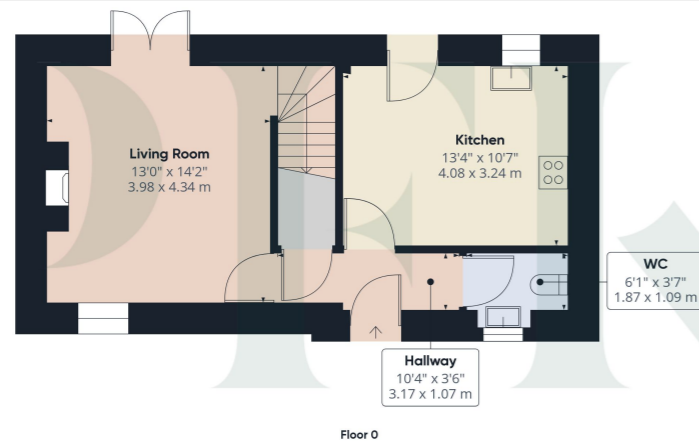
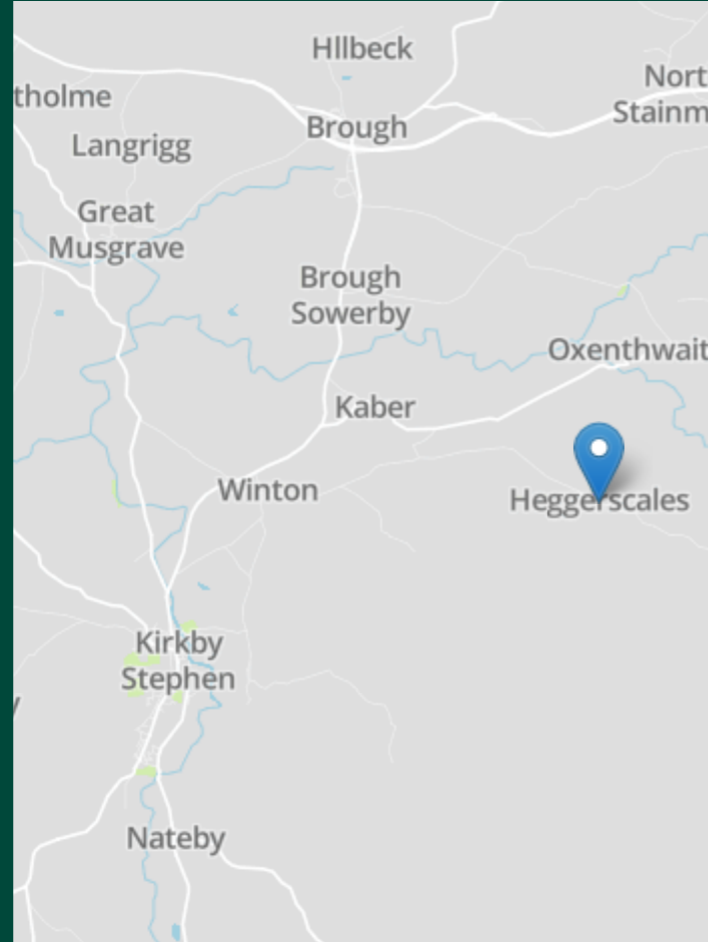


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



PFK

Approximate total area*
836.42 ft²
77.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Fell View Barn, Kaber, Kirkby Stephen, Cumbria, CA17 4HZ

- Semi det barn conversion
- Ample parking
- Tenure: freehold
- 2 double bedrooms
- Open views
- EPC rating D
- Large garden
- Council Tax: Assessed for business use

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- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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www.pfk.co.uk

LOCATION

Fell View Barn is situated in this peaceful and unspoilt area and as the property name suggests, has magnificent panoramic views of the local fells, along the Eden valley and the Pennines towards the Lake District with Blencathra on the horizon. Heggarscale lies 1.5 miles from the village of Kaber and a further 3 miles from Kirkby Stephen, which lies 12 miles from the M6 and 4 miles from the A66. It offers a wide range of facilities including a supermarket, shops, banks, hotels and public houses, primary and secondary schools and good sports facilities. The Lake District and Yorkshire Dales National Parks are on the doorstep, with Carlisle, Penrith and Kendal also within commuting distance.

PROPERTY DESCRIPTION

Fell View Barn is located in the peaceful hamlet of Heggarscales just outside the market town of Kirkby Stephen. It has been run as a very successful holiday let over recent years and can either be sold as a going concern or as a private, residential residence. Packed full of character, accommodation briefly comprises lounge, kitchen/diner and cloakroom/WC to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Enjoying open views to the rear, the patio and large lawned garden are perfect for summer evenings, with a walled garden to the front and ample private parking.

ACCOMMODATION

Entrance Hall

Accessed via part glazed wooden front door. With ceiling beams, understairs storage cupboard, radiator, flagged flooring, front aspect window and doors giving access to the ground floor rooms.

Cloakroom/WC

Fitted with WC and wash hand basin, ceiling beams, radiator and front aspect window.

Kitchen/Diner

4.08m x 3.24m (13' 5" x 10' 8") A rear aspect room, fitted with a good range of matching wall and base units with complementary work surfacing, incorporating 1.5 bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, plumbing for under counter washing machine and space for freestanding fridge freezer. Space for dining table and chairs, beams to the ceiling, wall mounted central heating boiler, radiator and part glazed door leading out to the rear garden.

Lounge

3.98m x 4.34m (13' 1" x 14' 3") A bright dual aspect reception room with patio doors leading out to the rear garden. Stairs to the first floor, feature stone fireplace housing a multifuel stove, beams to the ceiling, two radiators and flagged flooring.

FIRST FLOOR LANDING

Vaulted ceiling with beams and doors leading to the first floor rooms.

Bedroom 1

4.15m x 4.46m (13' 7" x 14' 8") A bright and spacious dual aspect double bedroom with vaulted ceiling and feature beams, and two radiators.

Bedroom 2

3.95m x 2.91m (13' 0" x 9' 7") A rear aspect double bedroom with vaulted ceiling and feature beams, radiator and walk in wardrobe.

Bathroom

2.85m x 1.40m (9' 4" x 4' 7") Fitted with a three piece suite comprising bath with mains shower over, wash hand basin and WC. Beams to the ceiling, tiled walls, radiator and dual aspect windows.

EXTERNALLY

Gardens and Parking

To the front of the property, there is a walled front garden, laid to gravel with a pathway leading to the front door, and to the rear there is a large garden, mainly laid to lawn with patio seating area. Offroad parking for two to three cars is available on the driveway adjacent to the front garden, with a large gate leading through to the rear.

ADDITIONAL INFORMATION

Drainage

Drainage to the property is by way of a shared, electric biodigester system, and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

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

Services: Mains electricity, water & drainage by shared electric digester. LPG 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: Head out of Kirkby Stephen on the main road towards Brough, and after about a mile turn right to Kaber. Follow the road up through Kaber, taking the first right turning for Rookby and Heggarscales and the property can be found approx. 1.8 miles from the main road.

