



Thorne Mount | Kirkby Stephen





## THORNE MOUNT

Occupying a commanding and elevated position on South Road, Thorne Mount is a striking and substantial period home of real presence and architectural distinction. Built in 1928 by the renowned Potter Brothers, the property presents an imposing, almost Victorian-style façade, enriched with imitation stone mullions that lend an air of far greater age and grandeur than its interwar origins suggest.

One of Thorne Mount's most compelling features is the beautifully converted lower-ground-floor annex, accessed internally or via its own private entrance. This self-contained accommodation offers outstanding flexibility and is perfectly suited for Airbnb use, dependent relatives, older children, or home-based business potential.

Thorne Mount is a rare offering, a home of architectural stature, layered character, and exceptional versatility. Whether as a substantial family residence, a multigenerational home, or a lifestyle property with income potential, it presents an outstanding opportunity in the heart of Kirkby Stephen





Property Type:

*Detached*

Square Footage:

*2457.5<sub>sqft</sub>*

Council Tax Band

*D*

EPC Rating

*D*

Tenure

*Freehold*











Sleep<sup>000</sup>

Soothe<sup>000</sup>

Sanctuary<sup>000</sup>







Connect 000

Create 000

Cook 000





Relax<sup>000</sup>

Recharge<sup>000</sup>

Reconnect<sup>000</sup>







Refresh 000

Relax 000

Rejuvenate 000





# Why Kirkby Stephen?

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

A PLETHORA OF MICRO PUBS HAVE SPRUNG UP IN THE AREA, ALONG WITH MOUTH-WATERING OFFERINGS FROM LOCAL DELICATESSENS, ARTISAN SHOPS, CAFES AND BARS.

A SHORT DRIVE WILL TAKE YOU INTO THE YORKSHIRE DALES NATIONAL PARK, TO THE EAST, THE PENNINE WAY AND FURTHER AFIELD; THE SHORES OF LAKE ULLSWATER ARE A MERE 35-MINUTE DRIVE. MAKING KIRKBY STEPHEN THE GOLDILOCKS ZONE FOR ALL OUTDOOR ACTIVITIES AND A WALKER'S PARADISE.



# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

The Black Bull and its delicious menu is only 0.4 miles away.

## The Closest Shops

The Spar just 0.3 miles away, perfect for daily essentials or those delicious picky bits!



## The Closest School?

Kirkby Stephen School is just 0.4 miles away.

## A Refreshing Pint?

The L'al Nook is a short 0.4 miles away and you are guaranteed a great pint and a warm welcome!

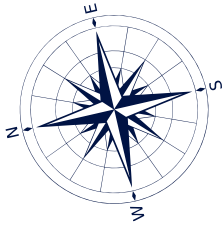
## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!



# Total Floor Area: 2457.5 sq.ft (228.3 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.



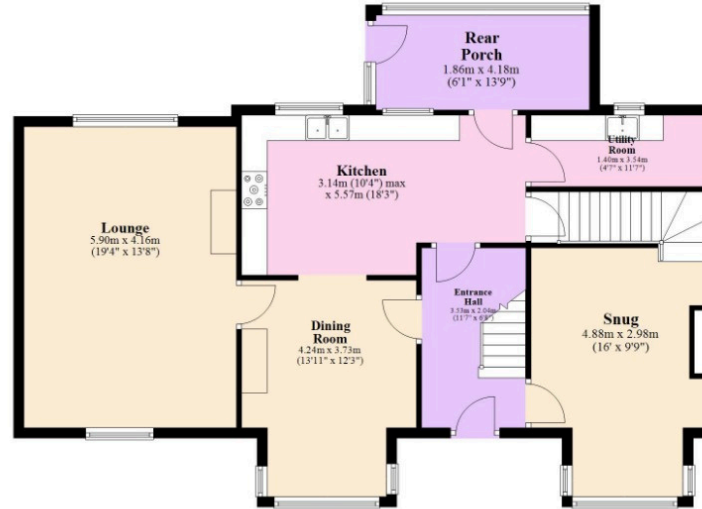
## Ground Floor

Approx. 63.4 sq. metres (682.6 sq. feet)



## First Floor

Approx. 96.8 sq. metres (1041.8 sq. feet)



## Second Floor

Approx. 68.1 sq. metres (733.1 sq. feet)



NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563 or 07951 748560**