

**Christopher
Whelan**

Skaithe House, Soulby, Kirkby Stephen CA17 4PJ



£525,000

A converted barn with a host of features including exposed beams, hardwood double glazing, a galleried landing with stone arch, inglenook fireplace.

An office, further office/bedroom 6 and self-contained flat on ground floor. Large kitchen/diner plus separate dining room and impressive feature lounge.

Five further bedrooms, 1 ensuite plus family bathroom.

Parking, garage and gardens.

Must be viewed to fully appreciate all this delightful home has to offer.

No Chain.



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General

Hardwood double glazed throughout. Oil fired central heating. Telephone & broadband.

Accommodation (All measurements are approximate)

Main House

Entrance to main house is approached up stone steps to first floor.



Entrance Vestibule

Cocoa fibre matting.

Kitchen Diner

7.19 x 3.28m (23ft 7ins x 10ft 9ins)

Timber floor. Pine panelled ceiling with ceiling lights. Windows on 3 sides. Glazed screen to dining room with opening servery. Stairs down to office. Range of kitchen units with ceramic hob & double oven. 1½ bowl sink with tile splashback. Dishwasher. Fridge freezer. Feature stone arched alcove where an Aga could be fitted.



Dining Room

3.25 x 3.76m (10ft 8ins x 12ft 4ins)

Timber floor. Cupboard under stairs. Folding doors to lounge. Beamed ceiling clad with pine. Downlighters. Radiator. TV point.



Lounge 7.09 x 6.2m (23ft 3ins x 20ft 4ins)
Beamed ceiling with downlighters. Two windows in opposite walls. Multi-fuel stove in inglenook fireplace. Feature wall. Radiators. Fitted carpet.



Stairs Up to second floor

Hallway
Central staircase with ironwork balustrade. Solid timber floor. Radiator.

Landing
Vaulted ceiling. Rooflight. Feature stone arch on galleried landing.



Bedroom 1 3.56 x 3.28m (11ft 8ins x 10ft 9ins)
At front. Rooflight. Radiator. TV point. Fitted carpet.



Bedroom 2

3.53 x 3.25m (11ft 7ins x 10ft 8ins)

At rear. Beamed ceiling. Rooflight. Radiator. Fitted carpet. TV point.

**Bedroom 3**

3.51 x 6.3m (11ft 6ins x 20ft 8ins) inc ensuite

At rear. Beamed ceiling. Window plus 2 rooflights. Built in wardrobes and cupboards. Radiators. Fitted carpet. TV point.

**Bathroom**

2.16 x 2.51m (7ft 1ins x 8ft 3ins)

Rooflight. Colourwashed pine clad ceiling. Panelled bath. Pedestal basin. WC. Radiator. Fitted carpet.

**Bedroom 3 Ensuite Shower Room** 2.24 x 2.59m (7ft 4ins x 8ft 6ins)

Beamed ceiling. Large shower. Basin in vanity unit. WC. Radiator. Extractor fan. Wainscott panelling. Pitch pine floor.



Bedroom 4 3.56 x 2.79m (11ft 8ins x 9ft 2ins)
At front. Beamed ceiling. Rooflight. Built in cupboard. TV point.



Bedroom 5 2.59 x 3.28m (8ft 6ins x 10ft 9ins)
At front. Beamed ceiling. Rooflight. Fitted carpet. TV point.



Ground Floor

Utility 2.9 x 3.25m (9ft 6ins x 10ft 8ins)
Range of wall and base units. Stainless steel sink. Mosaic tile splashback. Plumbed for washer. Stone flagged floor. Back door. Stairs up to kitchen.



Office 4.27 x 4.19m (14ft 0ins x 13ft 9ins) max
Fitted carpet. Door to garden. Broadband.



Bedroom 6/Office 4.14 x 3.23m (13ft 7ins x 10ft 7ins)
Door to garden & flat. Radiator. Fitted carpet. Two cupboards, 1 with tank.



Self-Contained Ground Floor Flat

Living Room/ Kitchen & Diner 4.22 x 4.88m (13ft 10ins x 16ft 0ins)
Range of base units with tile splashback. Stainless steel sink. Electric hob & oven. Fridge. Radiators. Fitted carpet. Door to garden. TV point.





Bedroom 2.67 x 4.78m (8ft 9ins x 15ft 8ins)
Radiator. Carpet



Box Room 1.7 x 1.98m (5ft 7ins x 6ft 6ins)
Carpet. No windows.

Shower Room
L-shaped. WC. Pedestal basin. Shower in cubicle. Wainscott panelling. Extractor. Radiator.



Outside

Garage 6.3 x 3.94m (20ft 8ins x 12ft 11ins)
New fibreglass roof fitted 2 years ago. Double doors.
Concrete floor. Power & light. 2,000 litre bunded oil tank & oil fired boiler.

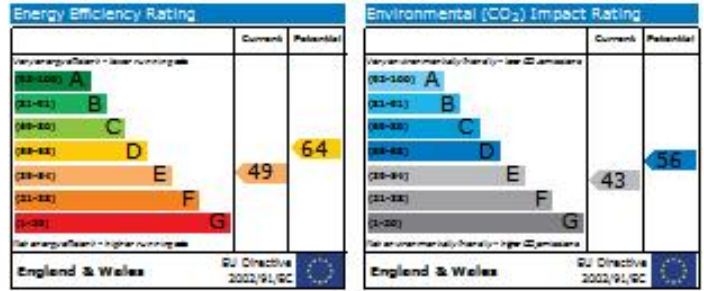
Gardens
Gardens to front & rear. Parking for up to 4 cars.





Please contact us before viewing the property. We will also confirm that the property remains available. This is particularly important if you are making a long journey

EPC



Services

Mains water, electricity and drains (drainage to be confirmed). Oil fired central heating but gas main runs across front of house.

Council Tax

Band E

Tenure

Freehold

Local Authorities:

Eden District Council
Cumbria County Council, Carlisle

Planning Authority:

Eden District Council

If you are interested in making an offer or discussing the price or terms of purchase contact the agent only.

Viewing strictly by appointment only.

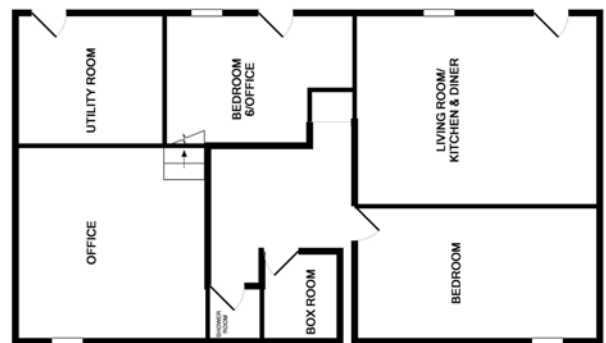
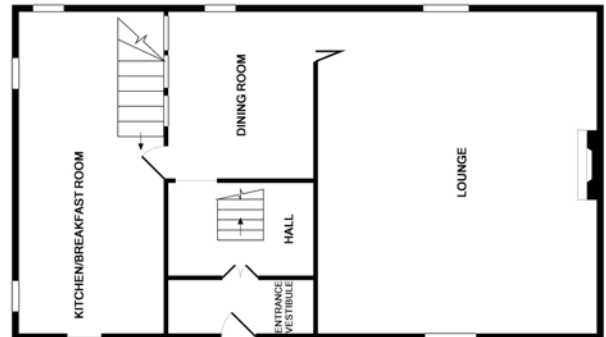
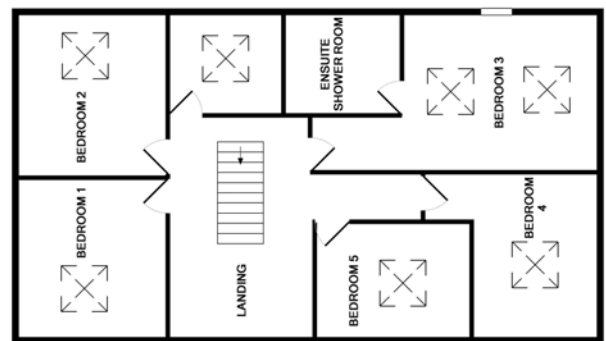
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Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

We would strongly recommend that all the information which we provide about the property is verified by you and your advisers. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and should not be relied upon for any purpose other than a general guide. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The seller does not warrant the accuracy of the floor plan and no guarantee as to their reliability or accuracy can be given.
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