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"For Sales In The Dales"
01969 667744

The Old Dairy, Stainmore, Cumbria



- Superb Detached Barn Conversion
- Dining Kitchen With Doors To Raised Terrace
- Beautifully Landscaped Gardens
- Panoramic Views
- Energy Efficient With Double Glazing, Oil Central Heating & Thermal Insulation
- Garage With Store Room Over
- Area of Outstanding Natural Beauty
- Excellent Decorative Order
- Opportunity for B&B or Holiday Cottage
- 5 Double Bedrooms
- 3 Bathrooms
- 19 Acres of Land Available by Separate Negotiation
- Open Plan Full Height Living Room With Stove

Offers Around £475,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Mortgage Advice, Planning, Property & Antique Auctions, Removals, Inheritance Planning,
Overseas Property, Commercial & Business Transfers, Acquisitions



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DESCRIPTION

The Old Dairy is a delightful barn conversion, renovated to an exceptional standard, and set in a tranquil location within the Eden Valley Area of Outstanding Natural Beauty, surrounded by hills and panoramic views. It is a substantial 2540 sq. ft. property with 5 double bedrooms, 3 bathrooms, hall, utility room, large dining kitchen and 32 foot living room with exposed beams. There is a roof top terrace out of the kitchen, from which to enjoy the setting. Renovated by local builder and craftsman to exceptionally high specification and full of character with purpose made mahogany doors and windows.

It is around 3 miles from the town of Brough which has a village shop, outreach post office, an hotel, public house and thriving medical practice with in-house pharmacy. There are regular bus services to Kendal and Penrith and easy access to the Carlisle – Settle Railway at Kirkby Stephen and Appleby. It is close to the A66 giving access to the North East, West as well as the Lakes & Dales.

Outside, The Old Dairy is approached via a track, with gates leading to a good area of hard standing for parking multiple vehicles. There is a stone built open fronted garage with a good store room above and a workshop to the side, all with electric power and light.

The gardens to the rear of the house have been landscaped to create a beautiful, terraced garden with a central patio area, mature planting with flower beds, shrubs and trees as well as a vegetable garden.

There are three parcels of land of 1.57 acres, 12.54 acres and 5.36 acres totalling 19.47 acres which are available by separate negotiation. The land is accessed directly from the house and leads up almost to the road end. It is mainly pasture land with some flat grazing and includes the drive.

The Old Dairy is currently a much loved family home but would be just as suitable as a quality B&B or would very easily divide to provide a home with integral holiday let. Viewing is essential to appreciate the size, location and opportunities offered by this property.

The Old Dairy, Stainmore, Cumbria

GROUND FLOOR

ENTRANCE HALL	Welcoming hall way with stone flagged floor. Ceiling spotlights. Wall light. Radiator. Window to front.
BEDROOM 1	18' 2" x 10' 9" (5.54m x 3.28m) Large double bedroom. Fitted carpet. Radiator. TV point. Window to side with glorious views over fields to the hills beyond.
BATHROOM	11' 8" x 10' 4" (3.56m x 3.15m) Lovely modern bathroom which can be either en-suite to the main bedroom or used as a house bathroom. Stone flagged floor. 1/2 tiled walls. Ceiling beams and down lighters. White suite with bath and shower attachment, separate shower cubicle, WC, wash basin and bidet. Radiator. Extractor fan. Mirror with light. Window to side.
DOWNSTAIRS WC	Stone flagged floor. WC. Wash hand basin. Ceiling light.
BEDROOM 2	19' 5" x 11' 6" (5.92m x 3.51m) incl en-suite. Large double bedroom. Fitted carpet. Radiator. TV point. Large window to side with stone sill and lovely views over open fields to the hills.
EN-SUITE	Ceramic tiled floor. White suite with WC, wash basin and shower cubicle. 1/2 tiled walls. Radiator. Mirror with light. Extractor fan.
BEDROOM 3	10' 11" x 10' 5" (3.33m x 3.18m) Fitted carpet. Radiator. Hanging space in open cupboard. TV point. Window to front. Currently used as an office.
INNER HALL	Stone flagged floor. Radiator. Large cupboard under stairs. Window to front.
UTILITY ROOM	15' 8" x 5' 0" (4.78m x 1.52m) Stone flagged floor. Radiator. Base units with plumbing for washing machine. Hot water cylinder. Window to side. Door to bedroom 5.
BEDROOM 4	15' 10" x 11' 1" (4.83m x 3.38m) incl en-suite. Pleasant double bedroom. Fitted carpet. Radiator. 2 ceiling beams. TV point. Mirror with light. Window to front.
EN-SUITE	Ceramic tiled floor. Wash basin. WC. Shower cubicle. Half tiled walls. Extractor fan.
BEDROOM 5	16' 6" x 9' 9" (5.03m x 2.97m) Fitted carpet. Radiator. Cupboard with UV filtration system. Window to side and front. Door to patio.

The utility room, bedroom 4 & 5 could make independent annex accommodation if required.

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FIRST FLOOR

KITCHEN

LIVING ROOM

23' 10" x 17' 0" (7.26m x 5.18m) Beautiful room taking advantage of the glorious views. Solid red wood flooring. Full height ceiling with exposed beams and trusses. Spotlights & ceiling down lights. Modern kitchen with a good range of wall and base units. Integrated oven, hob and extractor fan, dishwasher & fridge. Part tiled walls. 2 radiators. TV point. 3 windows on 3 aspects. Double French doors to terrace.

LIVING ROOM

33' 0" x 16' 8" (10.06m x 5.08m) Superb sociable living room. Solid Redwood flooring. Full height ceiling with exposed beams and trusses. Ceiling down lighters & spotlights. Multi fuel stove with stone flagged hearth. 3 radiators. 2 large windows with stone sills to front. Double French doors leading to a walk way to garden.

OUTSIDE

MAIN GARDEN

Large & beautifully landscaped to create a terraced garden with mature planting with borders and trees. Central flagged seating area. Vegetable garden. Oil tank. Walk way to living room.

GARAGE

14' 2" x 9' 3" (4.32m x 2.82m) Stone built open garage with good store room above. The upper store has steps up from the outside to a room with limited head height but good dry storage, light and power.

STORE/WORKSHOP

8' 5" x 6' 2" (2.57m x 1.88m) Good dry work shop with power & light. Small window to side.

PARKING

Gate from the lane leading to large private parking area. Walled flagged patio outside front door.

AGENTS NOTE

If looking on the internet map for The Old Dairy, it looks very close to the A66. In fact it is pleasantly situated in a little valley with no road noise or interference, just the convenience of a good link road nearby.

AGENTS NOTE 2

There is the opportunity to purchase up to 18 acres of land which is divided into 3 accommodating parcels. The land is south sloping in nature.

The nearest livestock market is Kirkby Stephen and the A66 trans Pennine route is within half a mile.

Currently the land is grazed by a sheep flock on an informal basis and will be vacant at completion of the sale.

The land has not been registered for Single Farm Payment (SPS) purposes and there will be no Single Payment Entitlements included within the sale. The land lies within the Severely Disadvantaged Area for the purposes of Single Payment.

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GENERAL

Photographs	Items in these photographs may not be included in the sale of the property.
Viewing	By appointment through the selling agents.
Local Authority	Eden District Council
Council Tax	Council tax band should be confirmed by the Purchaser prior to purchasing the property
Tenure	Freehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our **Relocation Agent Network** of over 600 specially selected offices can provide this no obligation free service anywhere in the country. Call or email now to let us get you moving.

J. R. HOPPER & Co.

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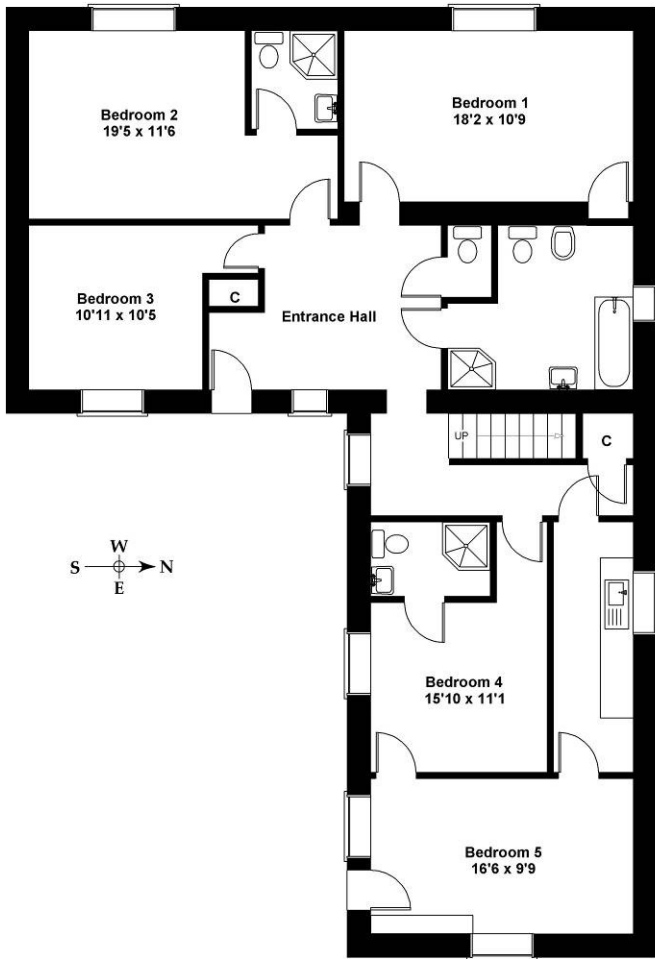
ENERGY PERFORMANCE CERTIFICATE

Property: The Old Dairy, North Stainmore, Kirkby Stephen, Cumbria, CA17 4EU

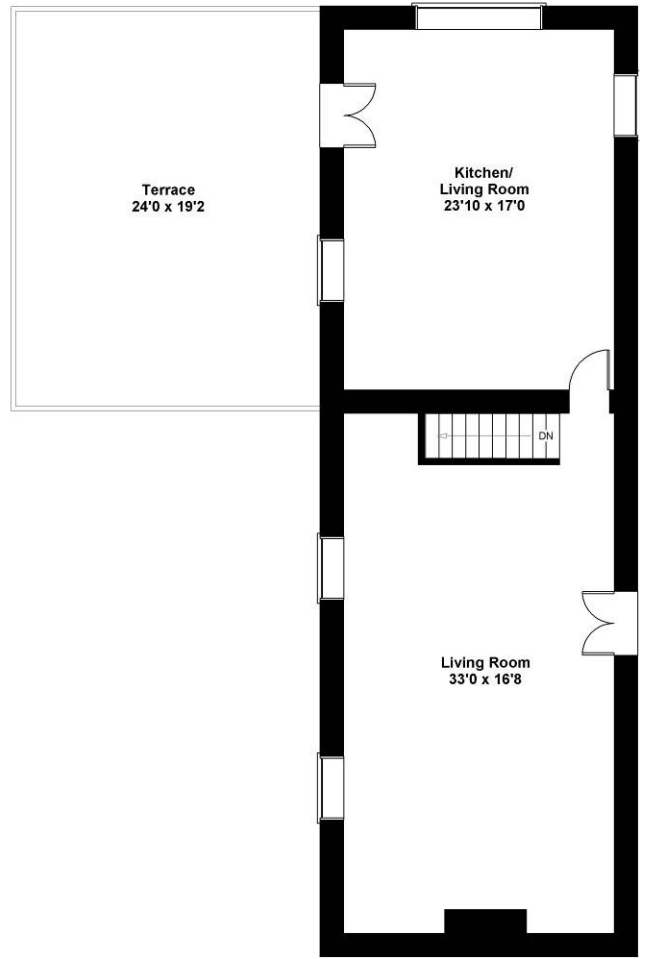
Energy Efficiency Rating Current 74 Environmental Impact Rating Current 68

The Old Dairy, Stainmore, Cumbria

The Old Dairy, North Stainmore



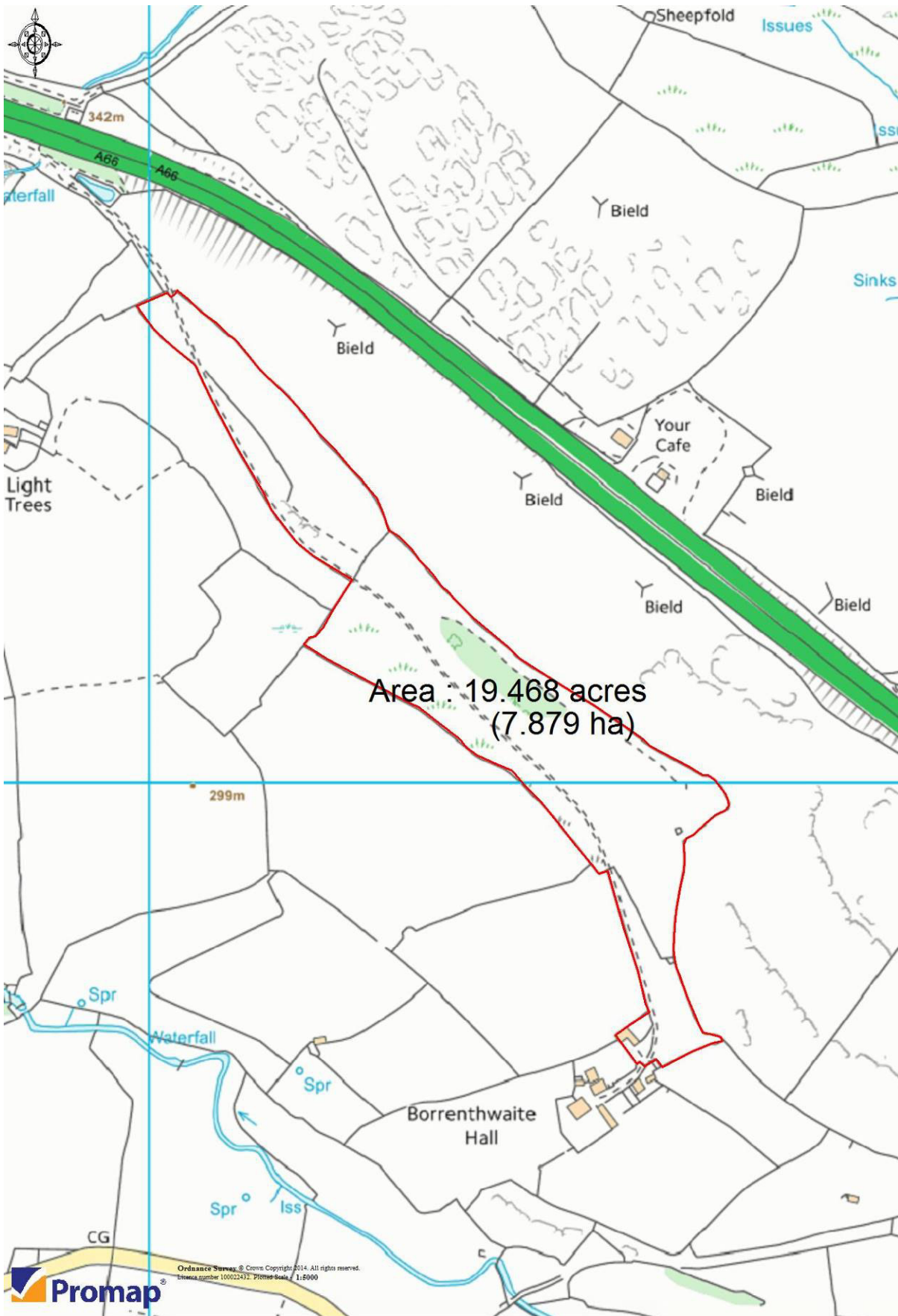
GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY.
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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