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"For Sales In The Dales"
01969 622936

The Old Dairy, North Stainmore



- High Spec Barn Conversion
- Panoramic View & Setting
- Quiet, Tranquil Location
- 5 Double Bedrooms
- 3 Bathrooms
- Spectacular Living Room
- Dining Kitchen
- Landscaped Gardens & Balcony Terrace
- Potential Annexe
- Garage & Store Room
- 19 Acres Of Land Available

Offers Around £425,000



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Mortgage & Investment Advice, Inheritance Planning, Property, Antique & Household Auctions, Removals



The Old Dairy, North Stainmore

DESCRIPTION

The Old Dairy is a delightful barn conversion 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 balcony terrace from 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 good track, leading to a large parking area. There is a stone, open fronted garage with a 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 is the possibility to buy up to 19 acres. 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.

Viewing is essential to appreciate the size, location and opportunities offered by this property.

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 open fields to the hills beyond.

BATHROOM 11' 8" x 10' 4" (3.56m x 3.15m) Lovely modern Jack & Jill bathroom suite to the main bedroom and 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.

The Old Dairy, North Stainmore

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 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/
OFFICE** 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. Window to front.

EN-SUITE Ceramic tiled floor. Wash basin. WC. Shower cubicle. Half tiled walls. Mirror with light. Extractor fan.

BEDROOM 5 16' 6" x 9' 9" (5.03m x 2.97m) Fitted carpet. Radiator. Cupboard with UV water filtration system. Window to side and front. Door to patio.

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

FIRST FLOOR

KITCHEN LIVING ROOM 23' 10" x 17' 0" (7.26m x 5.18m) Beautiful room with 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 dishwasher, fridge, oven, hob and extractor fan. 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. Spotlights and ceiling down lighters. Multi fuel stove with stone flagged hearth. 3 radiators. 2 large windows with stone sills to front. Double French doors leading out to garden walkway.

The Old Dairy, North Stainmore

OUTSIDE

- TERRACE** 24' 19" x 2' (7.8m x 0.61m) Magnificent South facing sun trap terrace with spectacular views.
- MAIN GARDEN** Large & beautifully landscaped terraced garden with mature planting with borders and trees. Central flagged seating area. Vegetable garden. Oil tank.
- 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** Google Earth map for The Old Dairy appears to be 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.
- LAND** There is the possibility to purchase up to 19.47 acres of land.

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Viewing	By appointment. We aim to accompany viewings 7 days a week.
Local Authority	Eden District Council
Planning Authority	Yorkshire Dales National Park (01969 652349)
Council Tax Band	E. Band should be confirmed by the Purchaser prior to purchase.
Tenure	Freehold.

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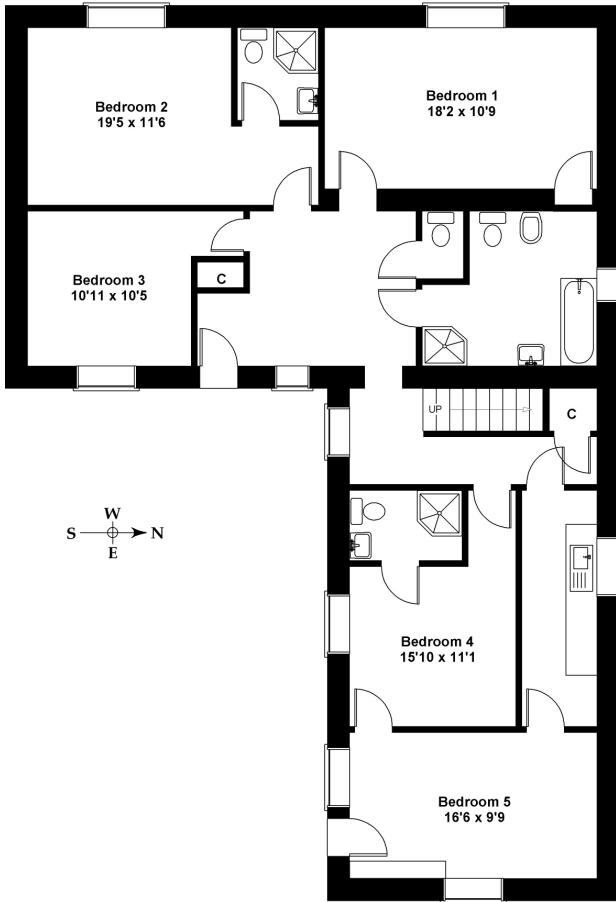
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Property: The Old Dairy , North Stainmore, Kirkby Stephen, Cumbria, CA17 4EU

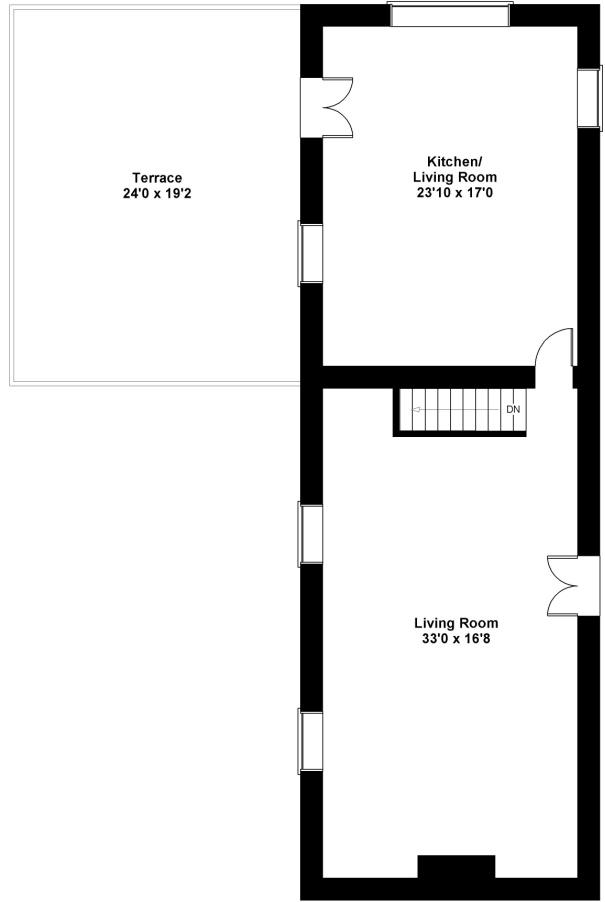
Energy Efficiency Rating Current 74 Environmental Impact Rating Current 68

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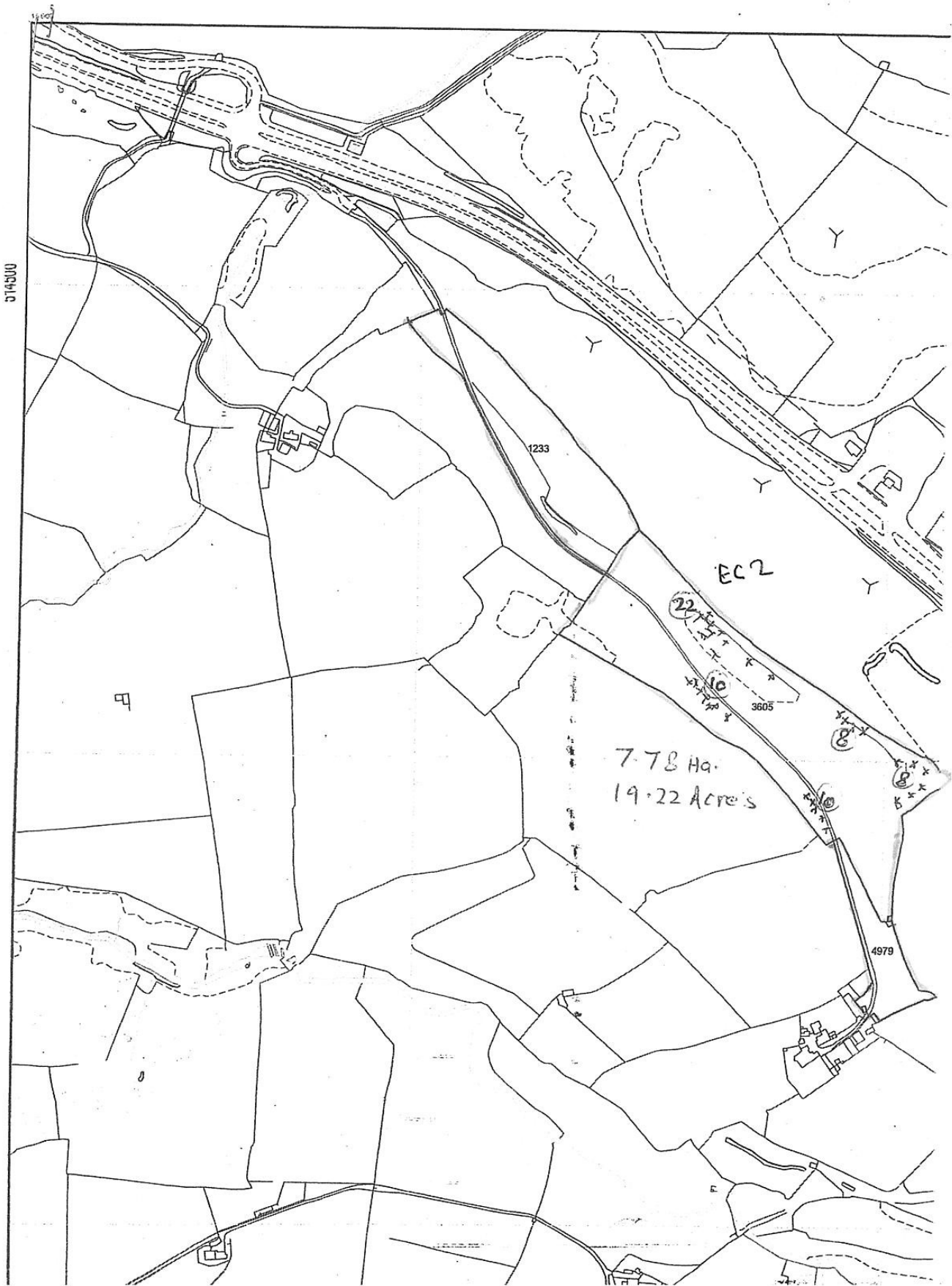
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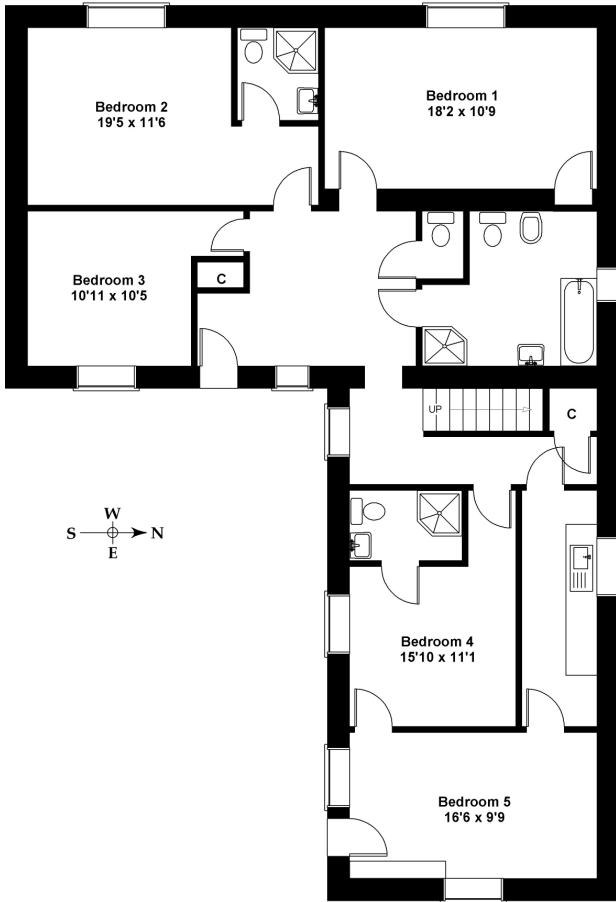
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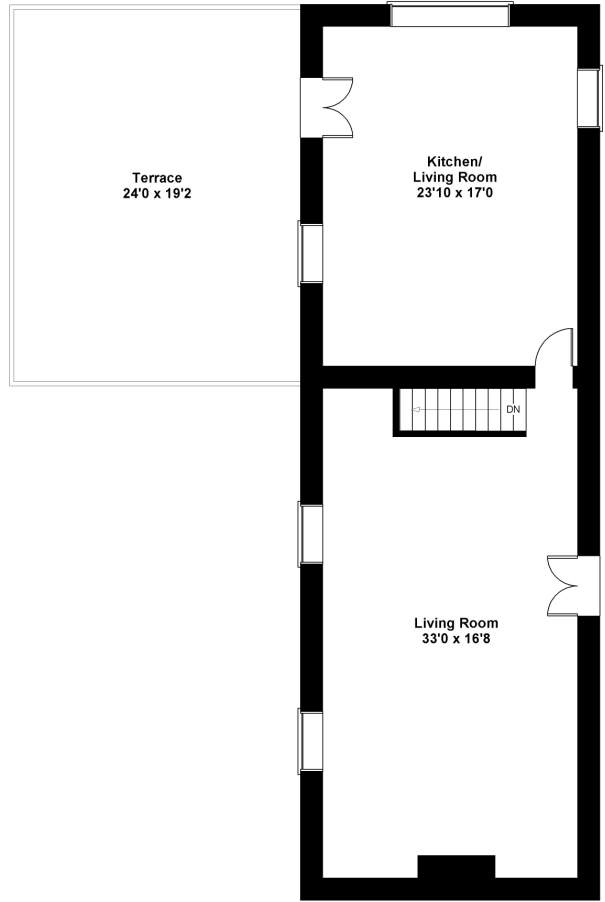
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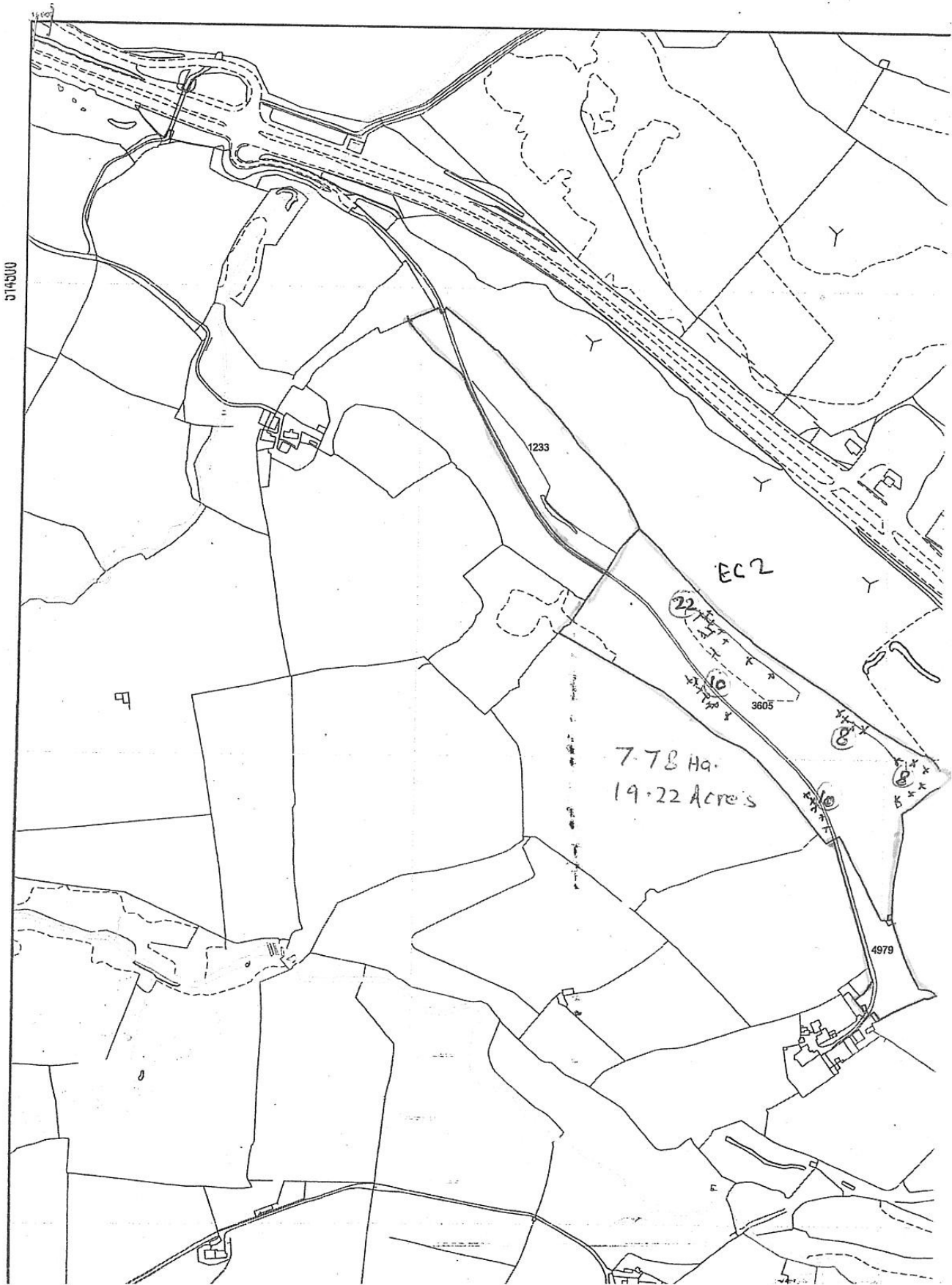
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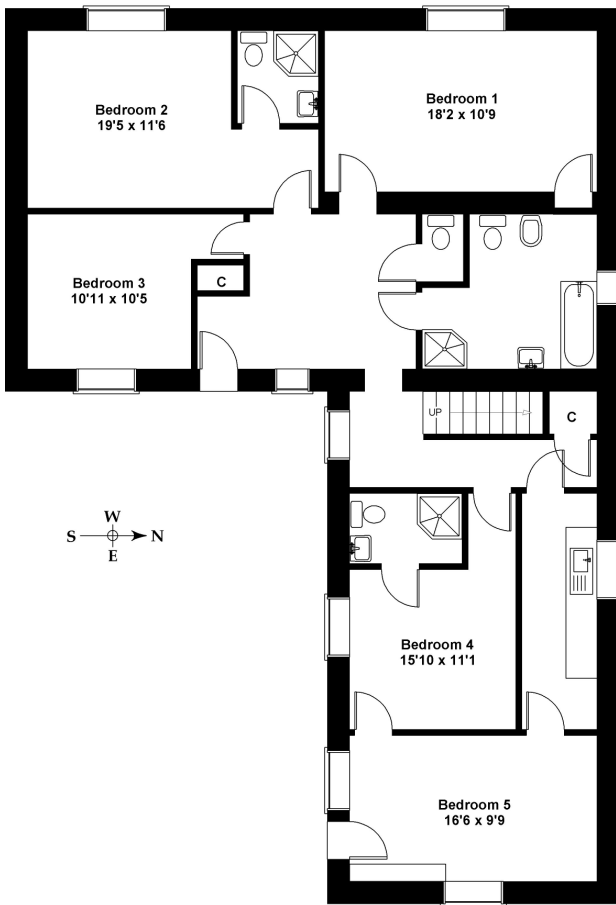
ENERGY PERFORMANCE CERTIFICATE

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

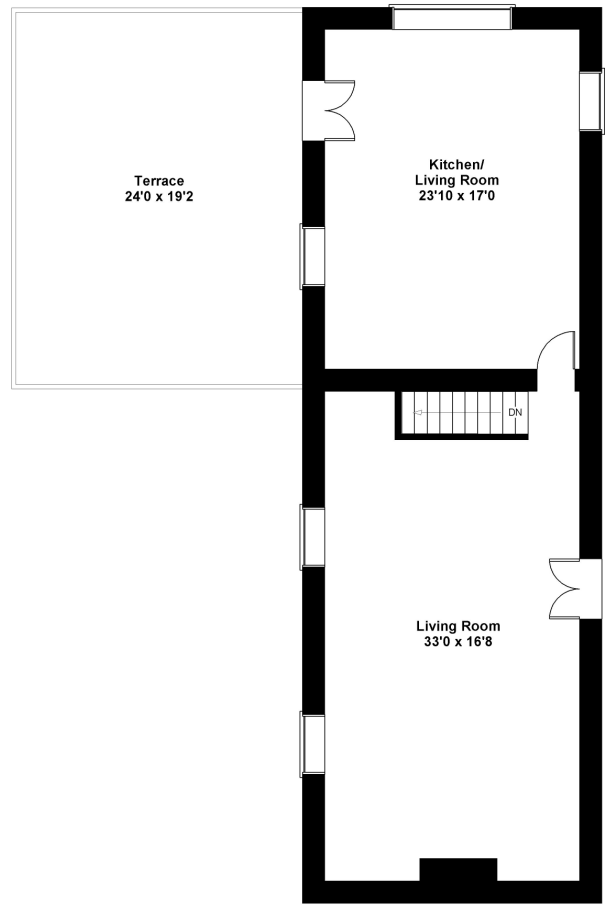
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The Old Dairy, North Stainmore

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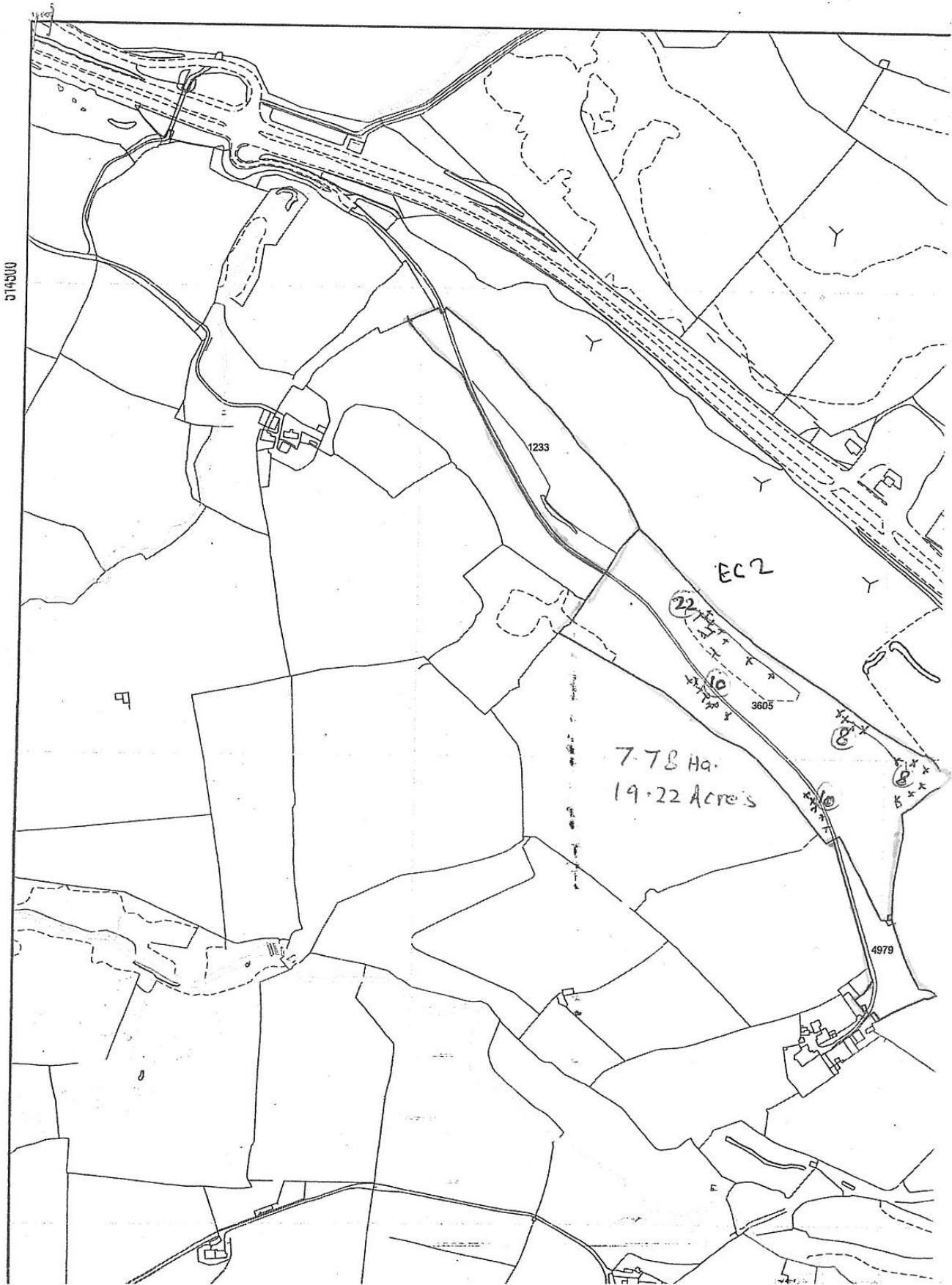
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There is the possibility to buy up to 19 acres. The land is accessed directly from the house and leads up almost to the road end. It is mainly pasture land with some flat grazing and includes the drive.

Viewing is essential to appreciate the size, location and opportunities offered by this property.

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 open fields to the hills beyond.

BATHROOM 11' 8" x 10' 4" (3.56m x 3.15m) Lovely modern Jack & Jill bathroom suite to the main bedroom and 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.

The Old Dairy, North Stainmore

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 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.

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The Old Dairy, North Stainmore

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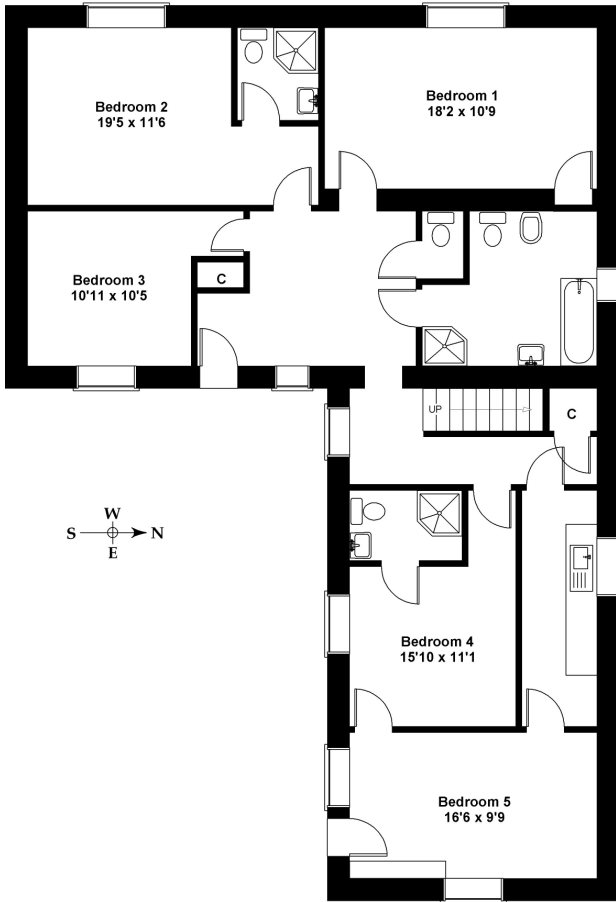
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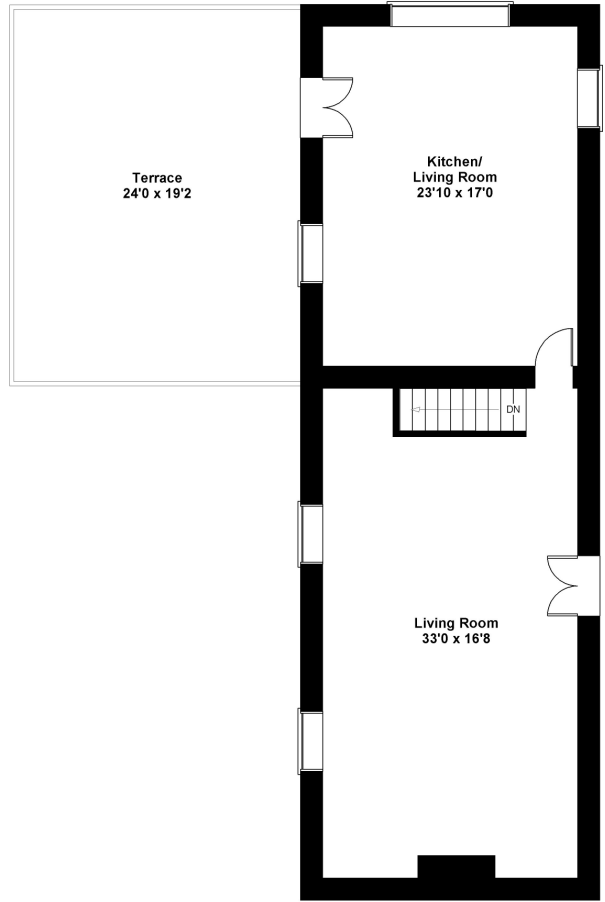
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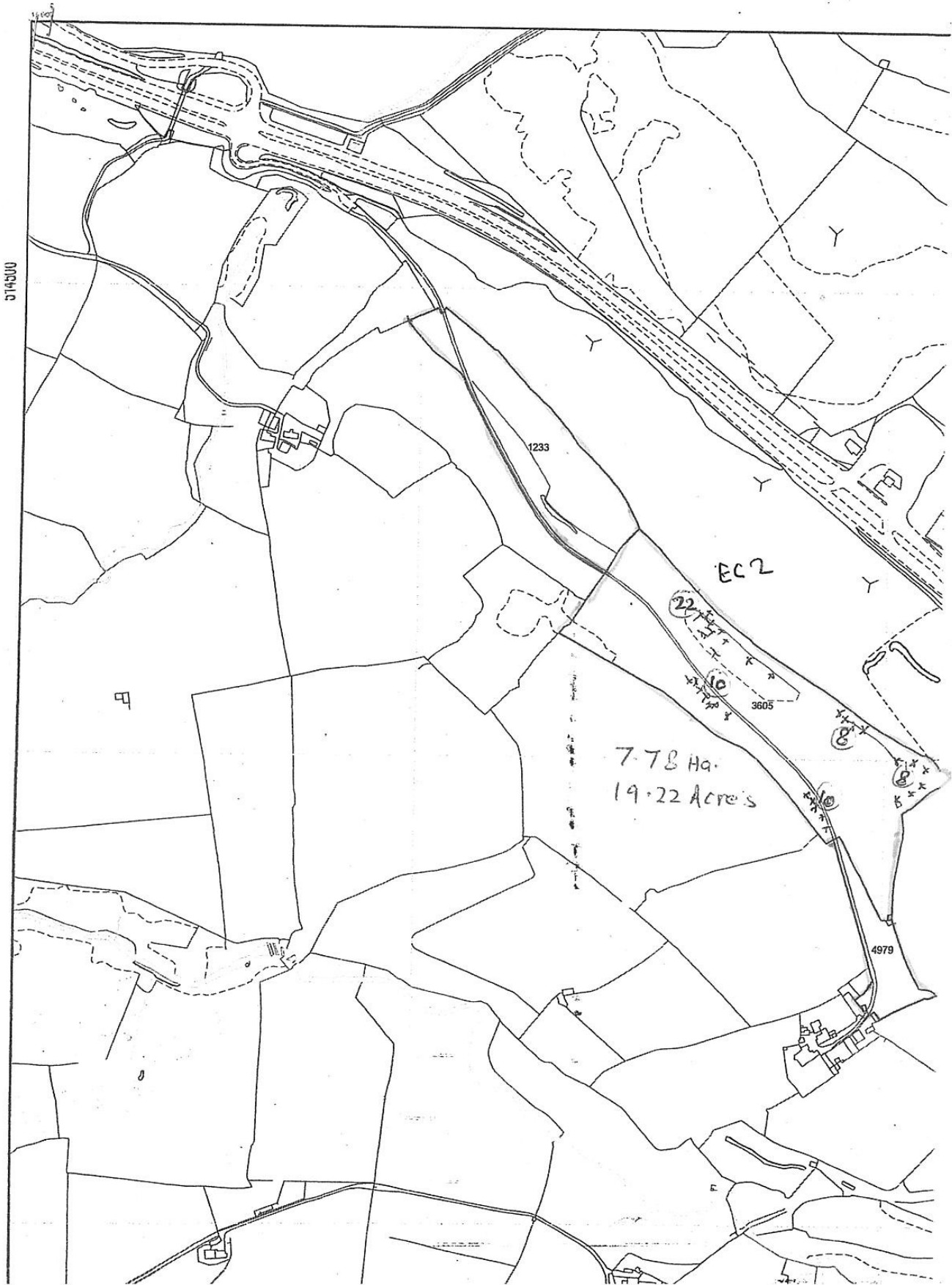
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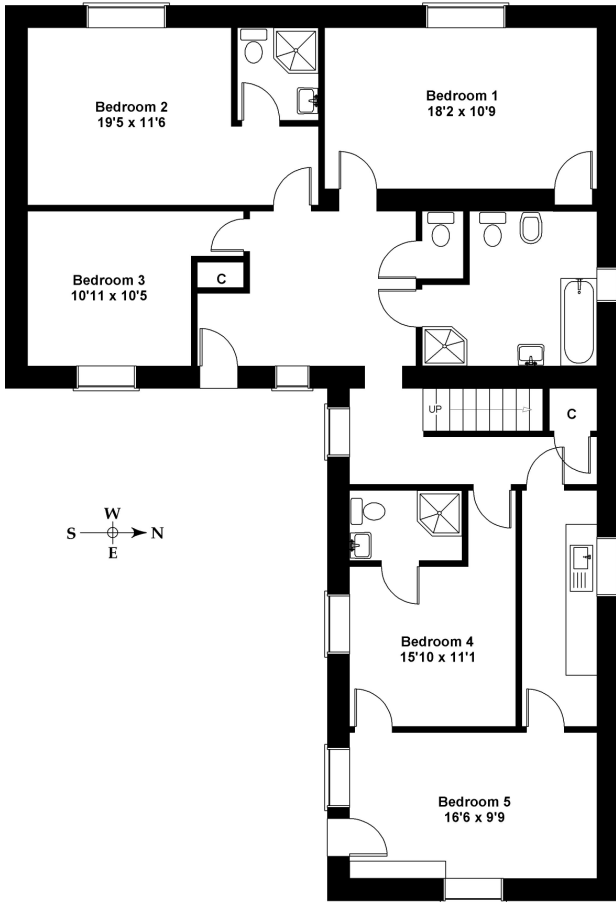
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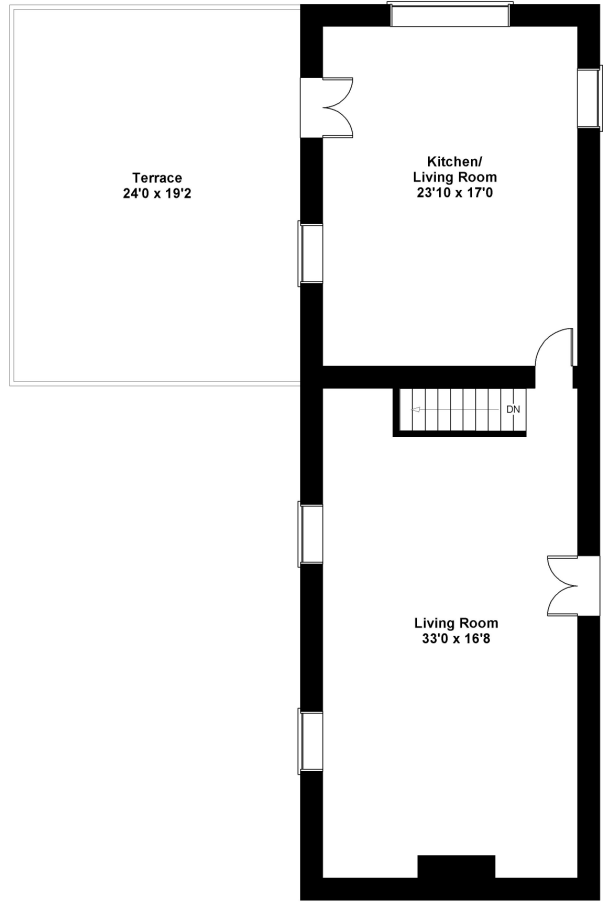
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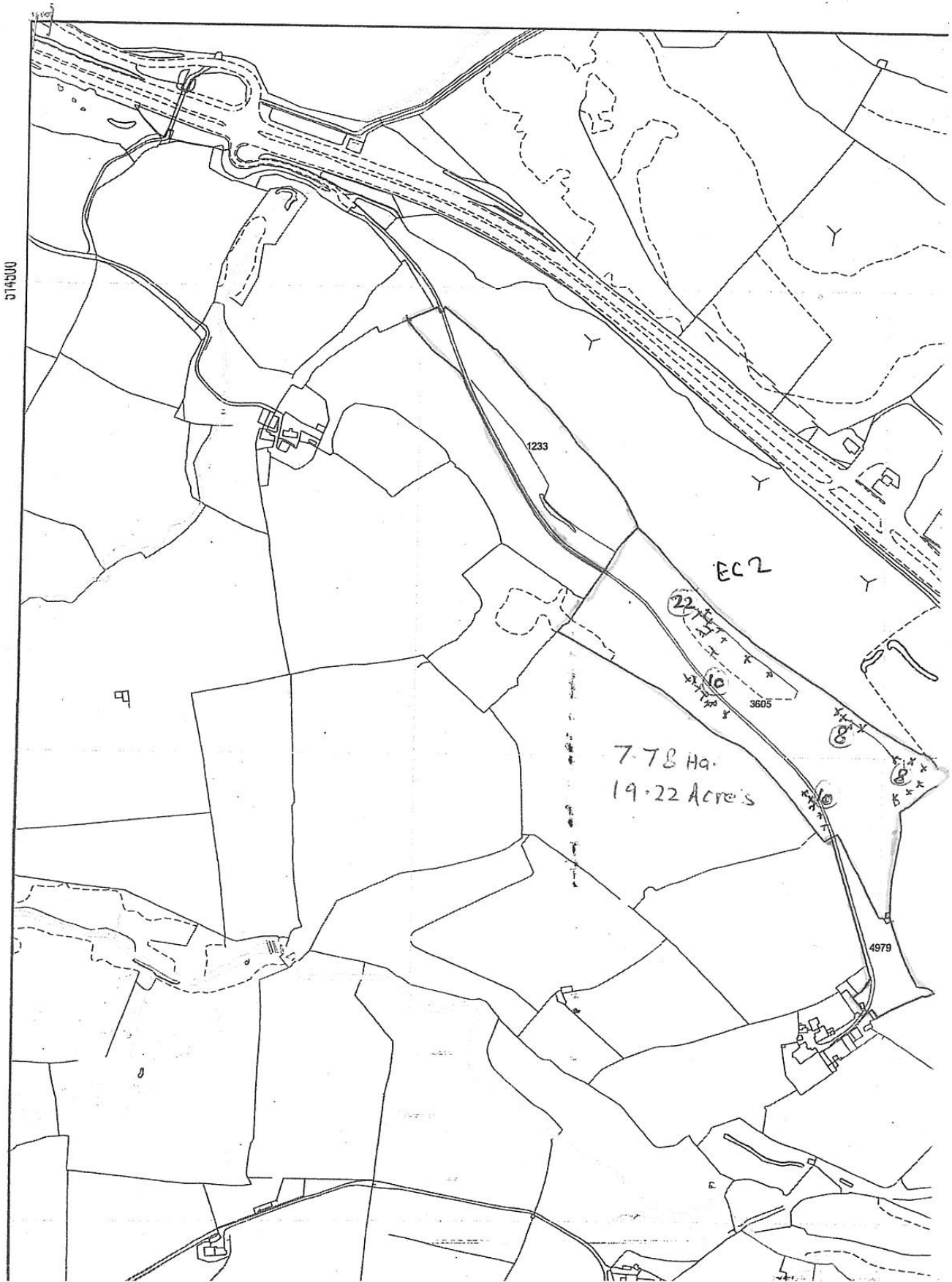
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The Old Dairy, North Stainmore

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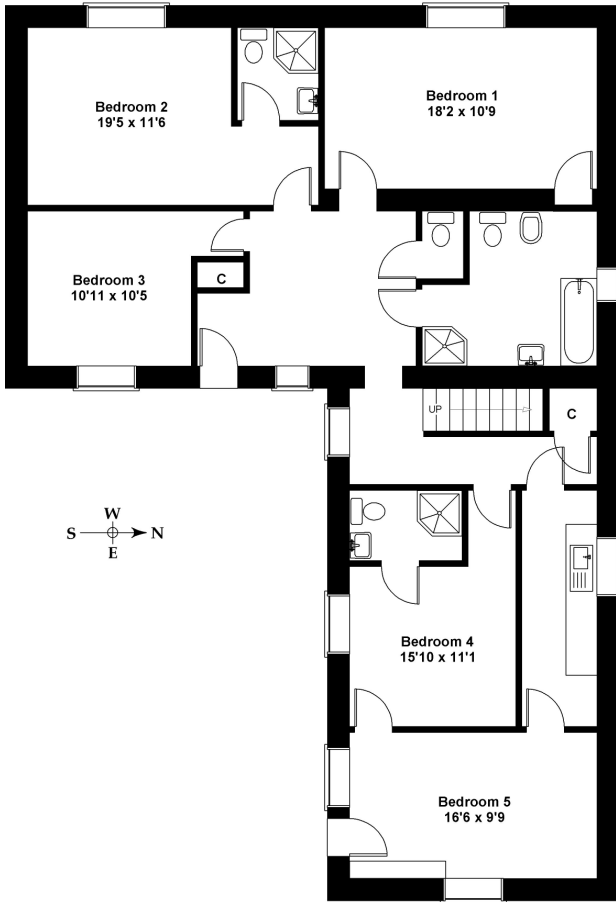
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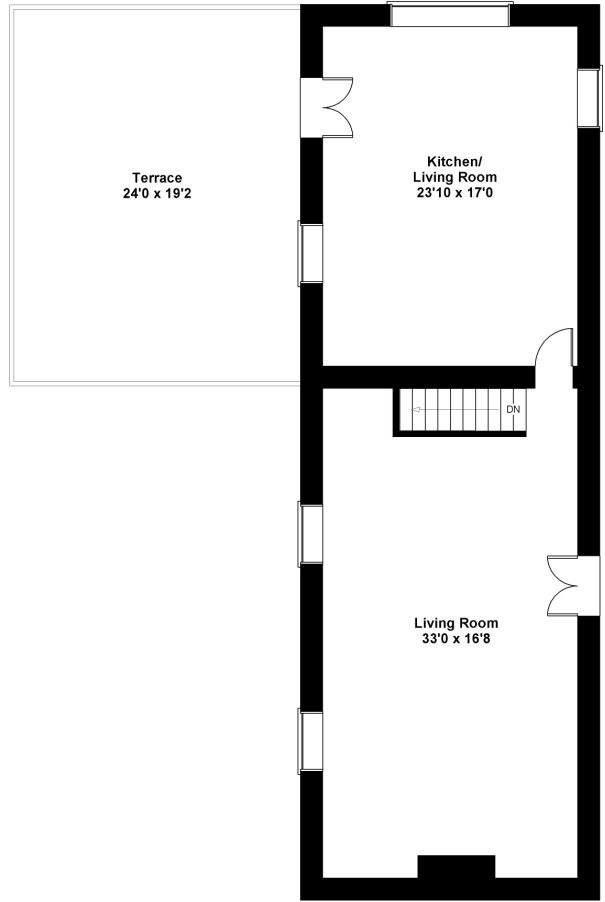
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The Old Dairy, North Stainmore

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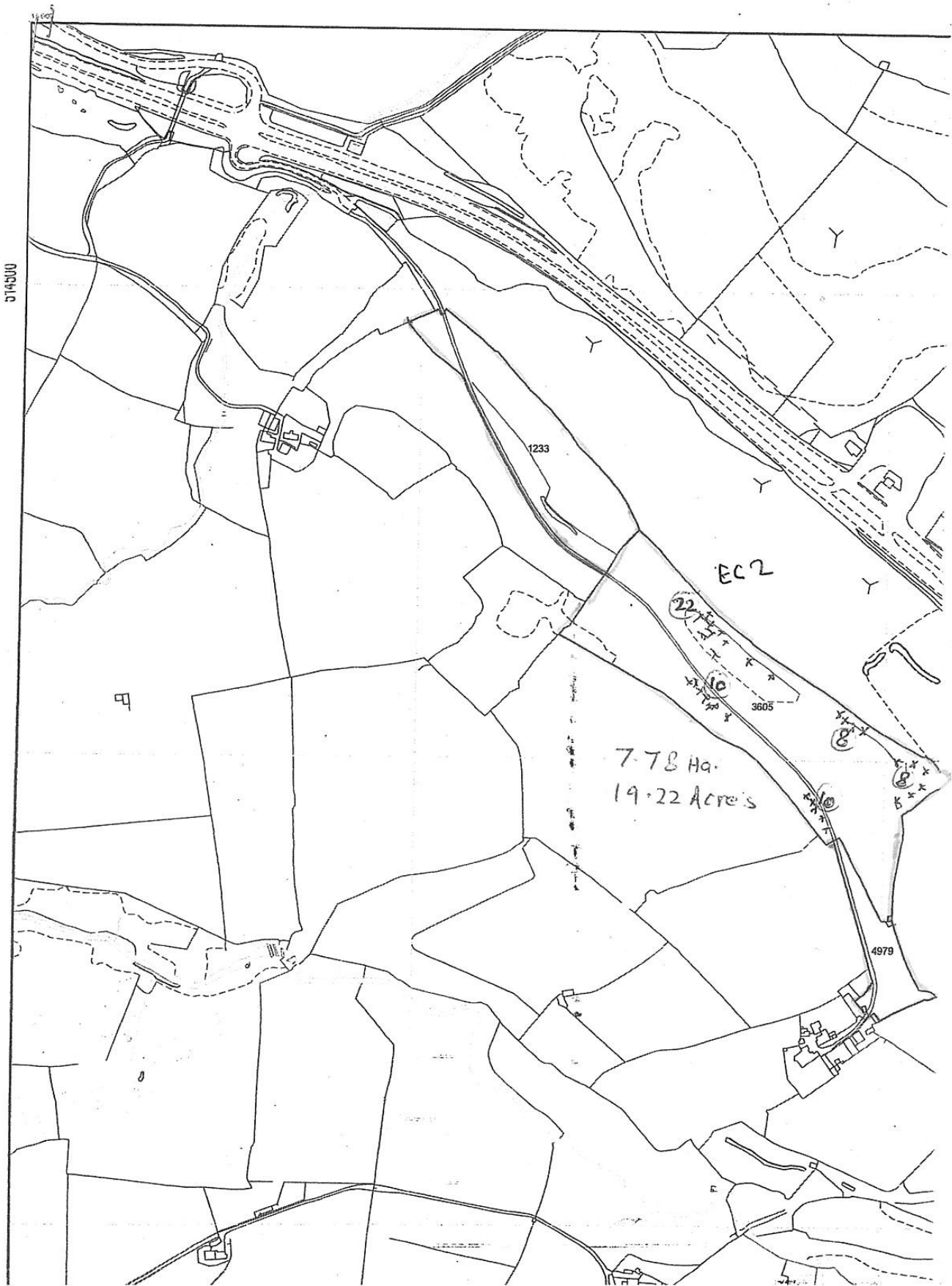
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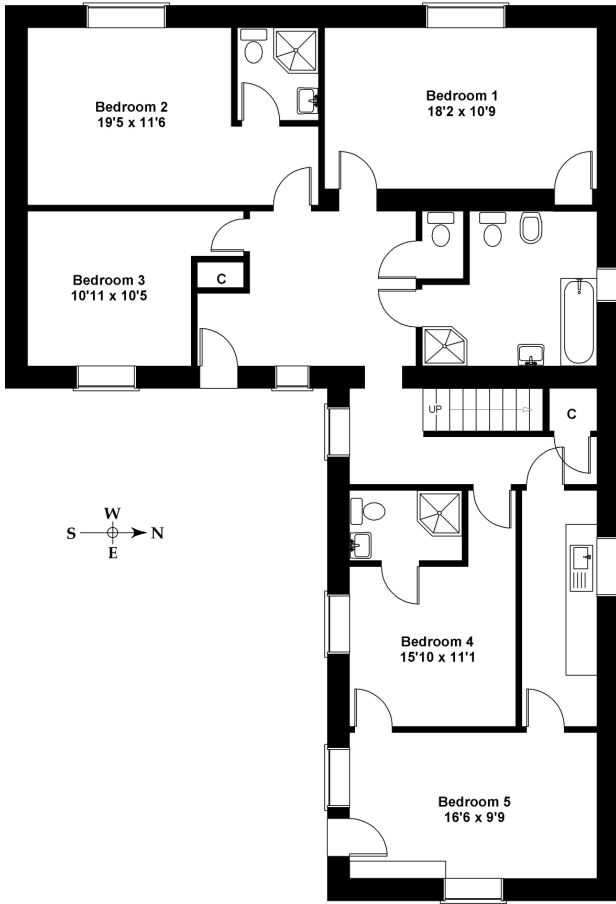
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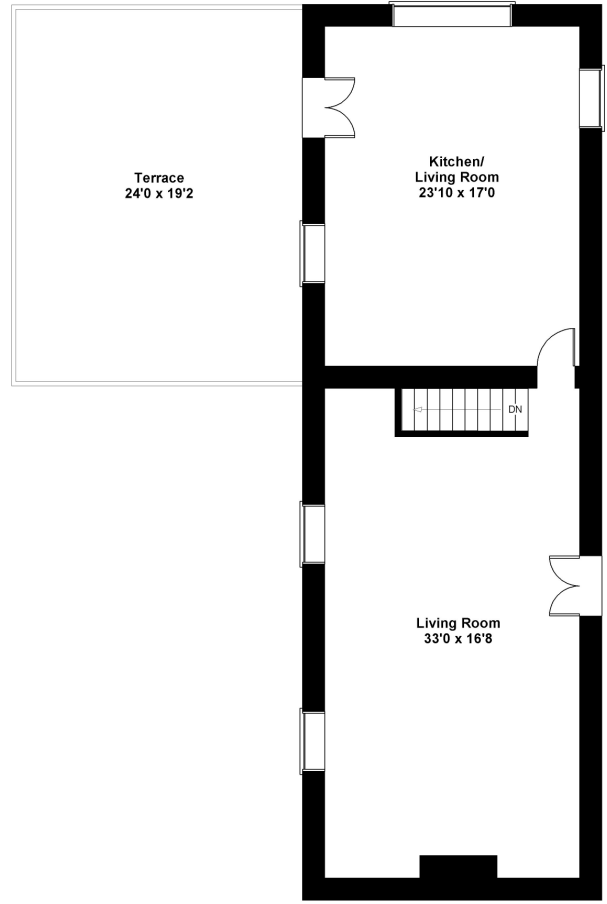
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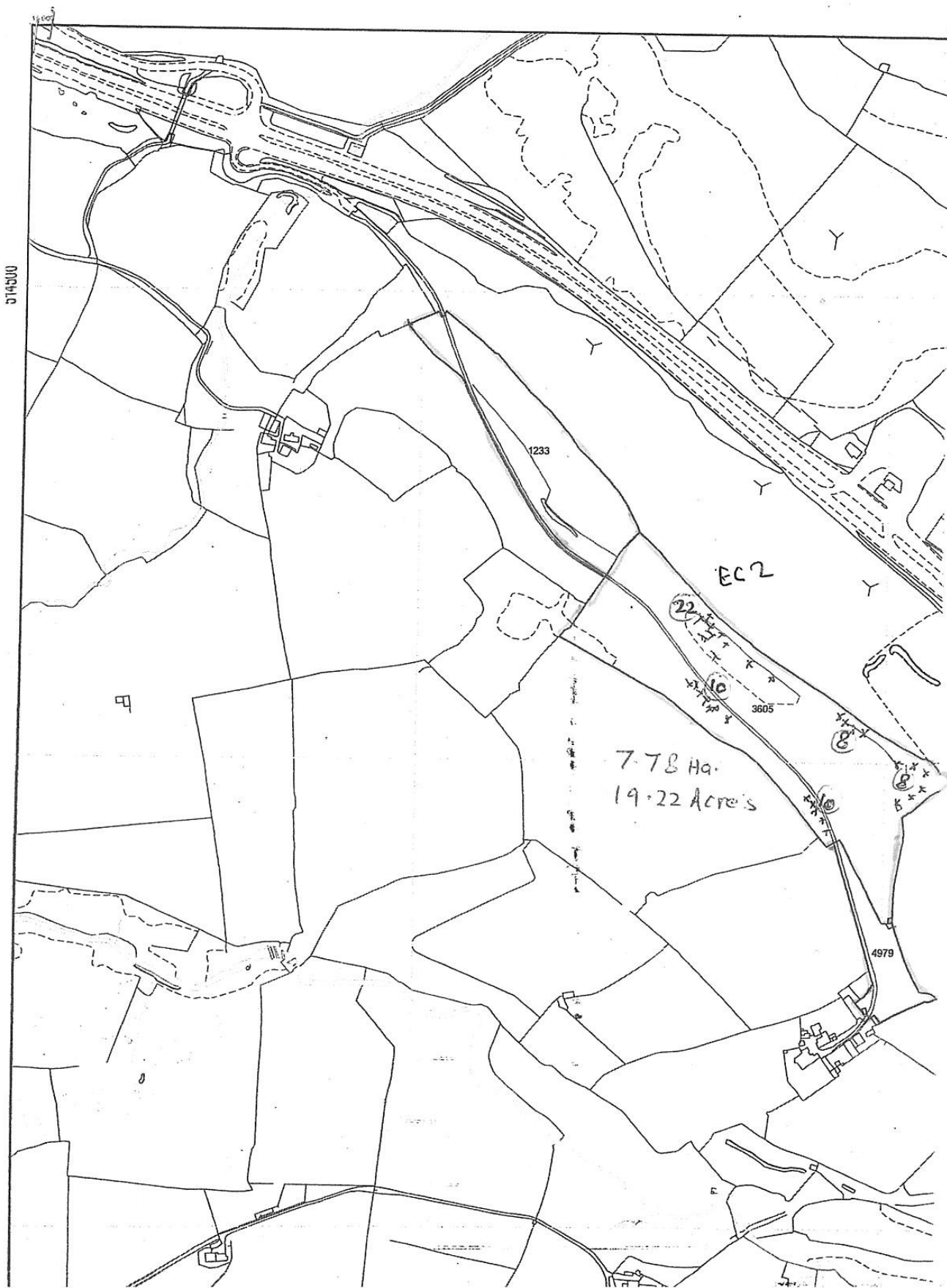
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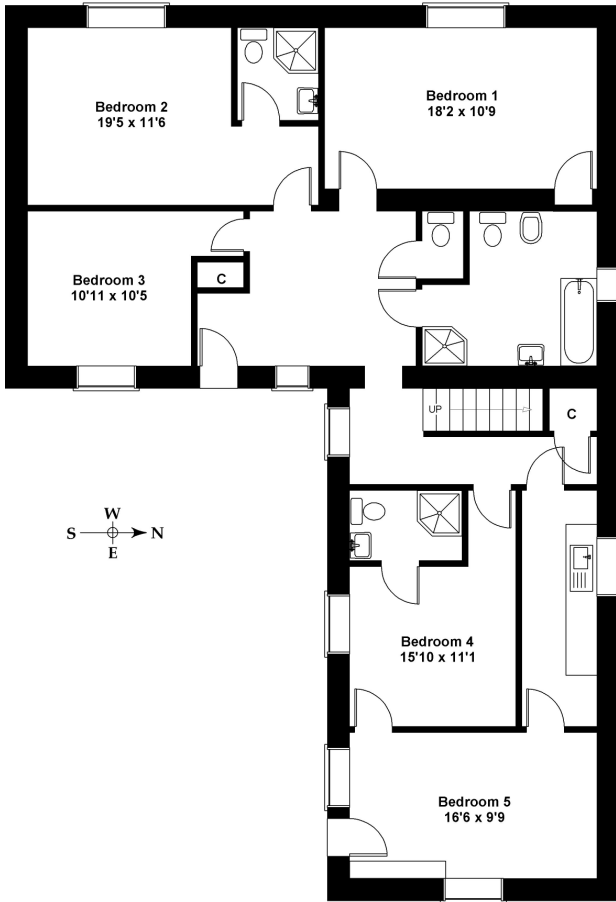
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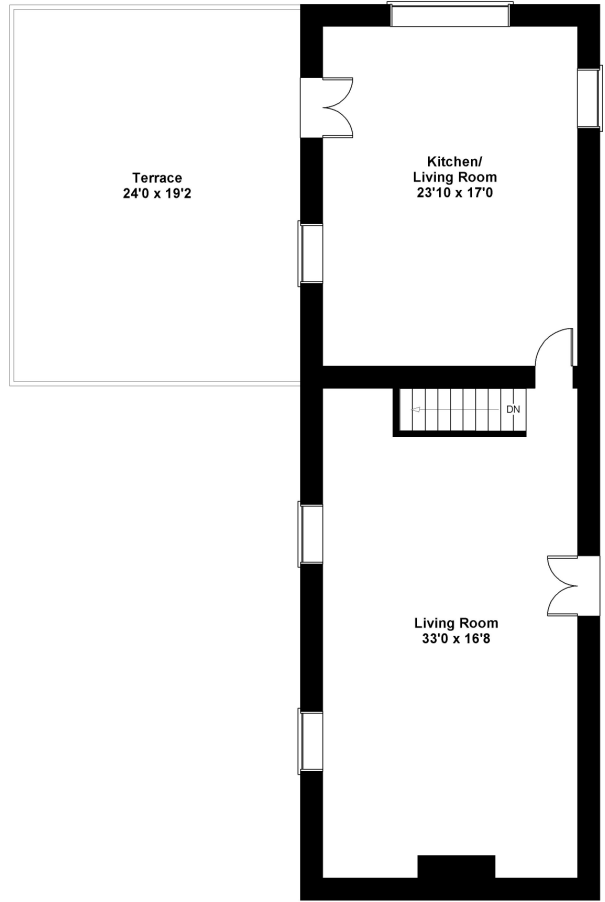
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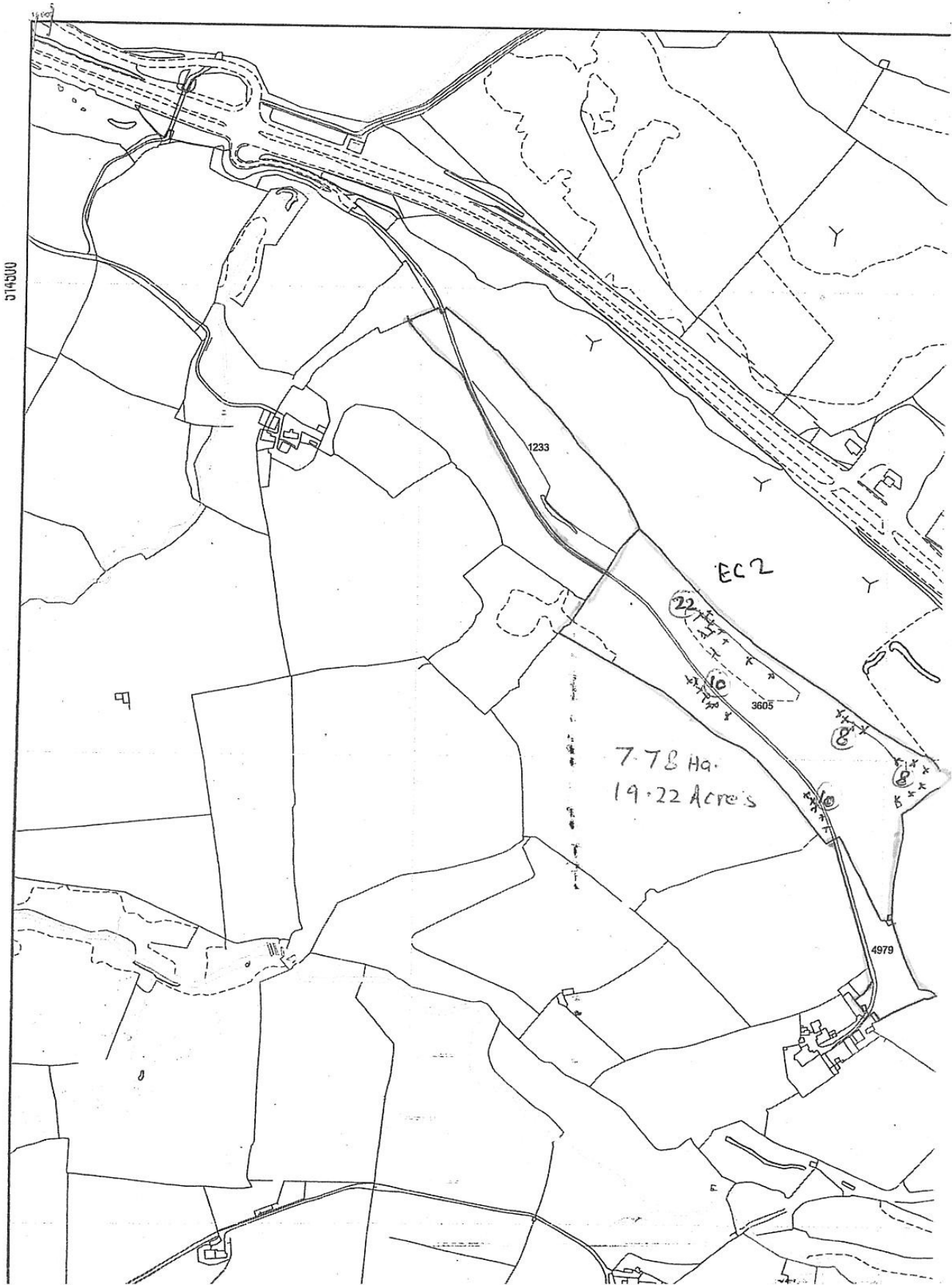
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