



HEWETSON & JOHNSON

An appealing former coach house with well planned accommodation in The Yorkshire Dales National Park

The Coach House, Street, Kirkby Stephen CA17 4LL





The Coach House has been sympathetically restored, creating a lovely home of quality, in a particularly fine corner of The Dales. Whilst offering seclusion, Street is surprisingly close to local towns and the motorway network.

Ben Pridden



- Stair hall
- Kitchen/dining room
- Master bedroom with ensuite
- House bathroom
- Sitting room
- WC
- 2 further bedrooms
- Garden

Location

Street is a rural hamlet set in The Yorkshire Dales National Park, at the foot of Wild Boar Fell and on the edge of Howgill Fells. Ravenstonedale (2.6 miles) is the nearest village with two highly regarded inns and a nursery school, and the Fat Lamb Country Inn is less than a mile up the road.

The market town of Kirkby Stephen is 6 miles distant and offers excellent facilities including schools and local stores. Sedbergh, with its renowned private school, is 8.7 miles away. Junction 38 of the M6 is 16 miles to the west.

Kendal (15 miles), at the edge of Lake District, has more extensive shopping. Oxenholme railway station is just outside Kendal and is on the West Coast Main Line between London and Glasgow or Edinburgh.

The House

The Coach House is a charming home, once part of the Hwith estate. The house offers well laid out accommodation over two floors, and was extensively refurbished 10 years ago.

On the ground floor there is a generous sitting room and a farmhouse style kitchen dining room, both with log burners. From the stair hall is a WC and wide, turning staircase leading to the first floor. The three double bedrooms have views over the surrounding farmland and hills. The master bedroom has an en suite shower room and there is a modern house bathroom.

To the rear of the house is an attractive garden with borders, lawn and a paved area.

Utilities

Private water supply, shared septic tank, mains electricity and fibre broadband.



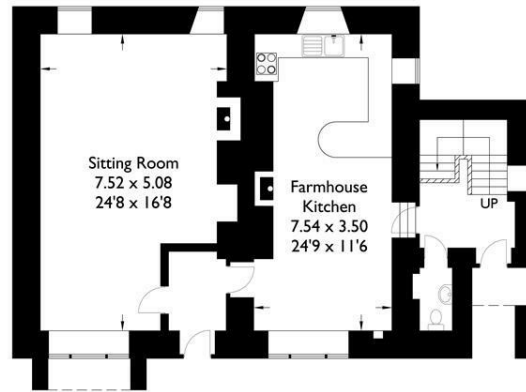
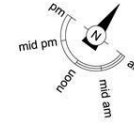




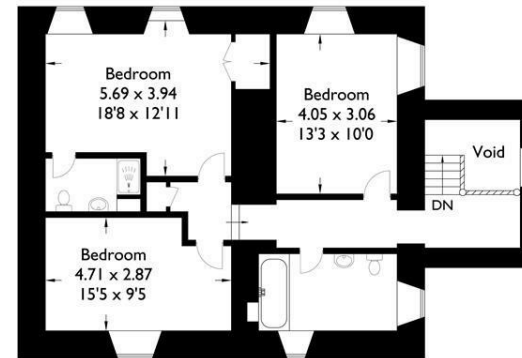
The Coach House

Approximate Gross Internal Area : 154.00 sq m / 1657.64 sq ft

Total : 154.00 sq m / 1657.64 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan,
 all measurements are approximate and no
 responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	