



Eden Estate Agents



Borrowdale House, Kitty's Barn and Borrowdale Cottage
North Stainmore, Kirkby Stephen, Cumbria, CA17 4DZ

Guide Price £495,000

Borrowdale House, Kitty's Barn and Borrowdale Cottage

Kirkby Stephen 7m Darlington 32m Appleby 10m Penrith 24m Kendal 31m

Borrowdale House is a charming historic four bedroom farmhouse with an adjoining converted barn and self-contained one bedroom holiday cottage, set in its own grounds with an adjoining paddock of about two acres. It offers idyllic rural living with established letting income from two sources. It is part of the scattered small community of North Stainmore and enjoys a quiet and magnificent setting with tremendous panoramic views over the surrounding open countryside and a southerly aspect. It is a short distance from the A66, the major east-west route.

Borrowdale House and *Borrowdale Cottage* are operated as rural retreat holiday lettings with English Country Cottages and *Kitty's Barn* has provided accommodation for the current owners. *Borrowdale House* is a fine family house with many period character and features, offering two sitting rooms, kitchen and adjacent dining room. There are four bedrooms, a small shower room and family bathroom. There is an outside garage and store.

Borrowdale Cottage is on one level with a double bedroom, bathroom, living room and kitchen. It has its own outside garden space and parking.

Kitty's Barn is configured at the moment to suit the current owner's requirements, namely with an openplan apartment on the first floor, with kitchen and separate bathroom. On the ground floor there are two large rooms currently a utility room and store, which would lend themselves to conversion to create a large dwelling together with a downstairs cloakroom and further storage areas.



Services

Mains water and electricity. Private drainage.
Electric storage heating.

Local Authority

Eden District Council
Town Hall, Penrith, Cumbria, CA11 7QF.
Telephone 01768 817817. Website www.eden.gov.uk.

Council Tax

Borrowdale House and Borrowdale Cottage are business rated.
Borrowdale Barn is Band B.

Viewing

Strictly by appointment only with Eden Estate Agents Penrith
Office 01768 869000 or email penrith@edenestateagents.co.uk.
Before you arrange a viewing please discuss with a member of staff who has seen the property any points which are likely to affect your interest in this property.

Directions

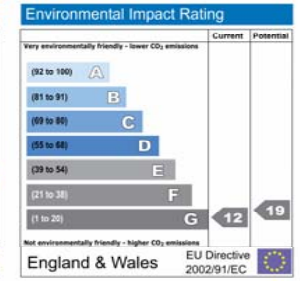
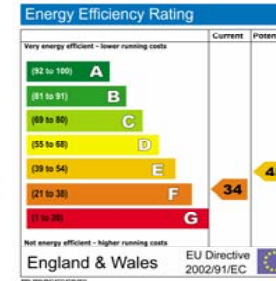
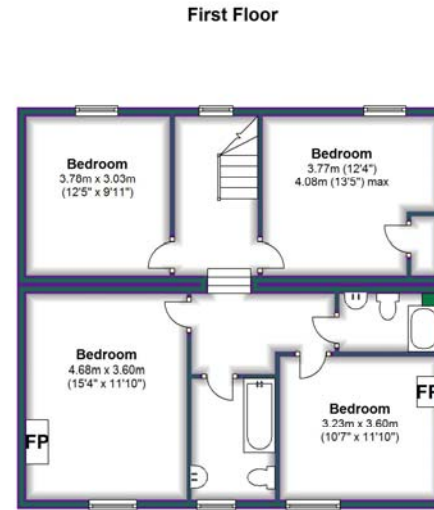
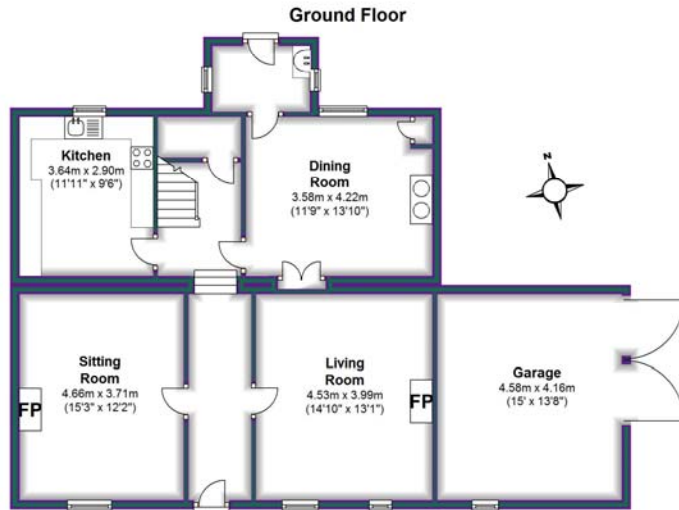
Sat Nav: CA17 4DZ

Follow the A66 from Brough eastwards and exit at the old Punch Bowl Inn (signed Borrowdale Beck). Follow road for exactly half a mile and turn left through a rusty gate onto lane (this is a public road) and you will then see the house on the left.

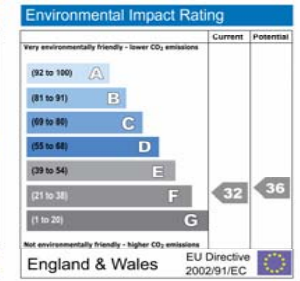
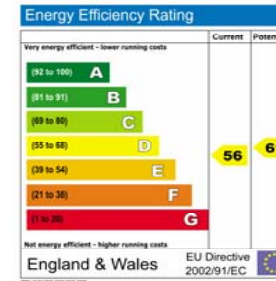
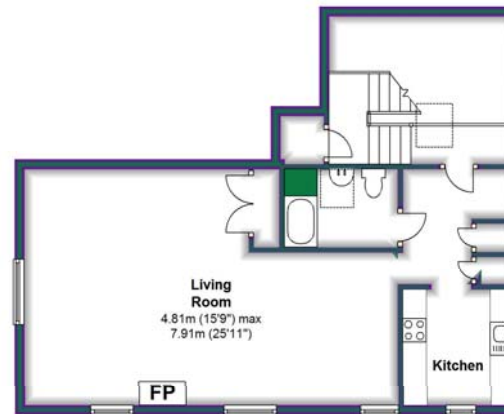
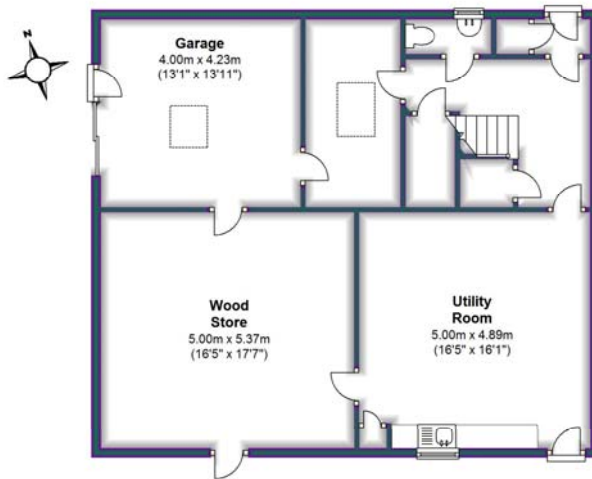


Floor Plans and Environment Ratings

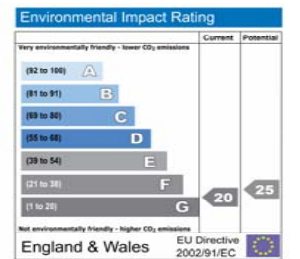
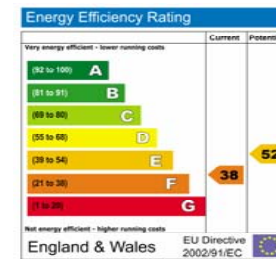
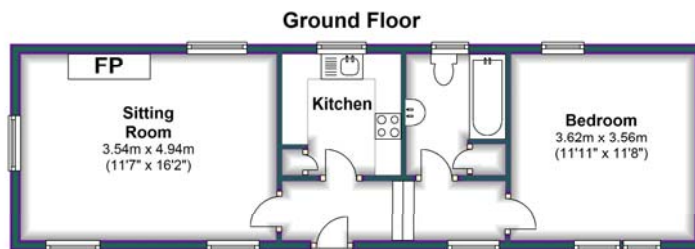
Borrowdale House



Kitty's Barn



Borrowdale Cottage







Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

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Free Market Appraisal

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also offer you advice on preparing your property for sale. Ring 01768 869000 and ask for Gillian Charlton.