



SOULBY • CA17 4PL

Barney Scar

Guide Price £350,000 - £425,000 | 4 3 D

AT A GLANCE

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| ✓ Attractive Farmhouse
Conversion Finished To A High Standard | ✓ Sought-After Village Location | ✓ Spacious Lounge Diner With
Stone Fireplace And Multi-Fuel Stove |
| ✓ Flexible Ground Floor Layout
With Additional Reception Room | ✓ Well-Appointed Kitchen, Utility Room And Cloakroom/WC | ✓ Three Well-Proportioned Bedrooms Plus Flexible Fourth Bedroom Potential |
| ✓ Excellent Scope For Self-Contained Annexe Or Income Potential | ✓ Detached Garage, Ample Parking And Charming Front Garden | ✓ Ideal Family Home, Holiday Retreat Or Investment Property |
| ✓ Chain Free | | |

LEYBURN
01969 622936

HAWES
01969 667744

SETTLE
01729 825311

KIRKBY STEPHEN
01768 258002

Attractive Farmhouse Conversion Finished To A High Standard

Barney Scar is an attractive farmhouse conversion finished to a high standard, offering the rare opportunity for a purchaser to complete the final stages of renovation to their own specification.

The property is ideally situated in the heart of the desirable village of Soulby, just a short distance from Kirkby Stephen.

The peaceful village setting of Soulby lies approximately two miles from Kirkby Stephen, a thriving market town providing a good range of shops, public houses and restaurants, along with a railway station on the renowned Settle–Carlisle line.

Barney Scar has been refurbished over the past 10 years to a high standard using high quality fixtures, fittings and finishes due to ill health the annexe space remains unfinished allowing the new purchaser to personalise and use the space as they desire.

The accommodation is arranged over two floors and offers well-proportioned, flexible living space. To the ground floor, a spacious lounge diner features a charming stone fireplace with multi-fuel stove, creating a welcoming focal point. The ground floor is

completed by a modern, well-appointed kitchen, a separate utility room, a cloakroom/WC and a useful entrance porch. There is also a second entrance into the home via the second reception room, providing additional practicality and flexibility to the layout.

To the first floor, there are two double bedrooms to the rear elevation and a single bedroom to the front, all served by the house bathroom. A fourth bedroom presents excellent potential for the creation of a self-contained annexe, comprising a rear-facing double bedroom with en-suite facilities leading down to a living kitchen area. This section of the property remains incomplete.

Externally, there is a pleasant front garden which could be further landscaped to enhance its appeal. The property also benefits from a detached garage and workshop, along with off-road parking for several vehicles. To the rear, a small gravelled area provides a useful outdoor space, complemented by a log store set on the riverbank, offering a peaceful and attractive setting.

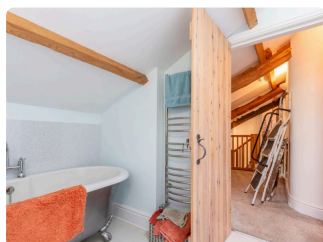
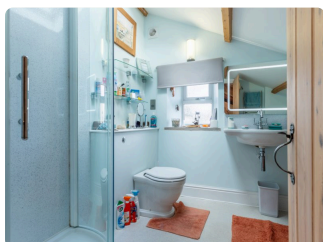
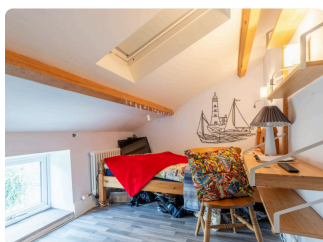
Barney Scar represents a superb opportunity to acquire a versatile property suited to a range of uses, including a multi-generational family home, a holiday retreat or an investment purchase.

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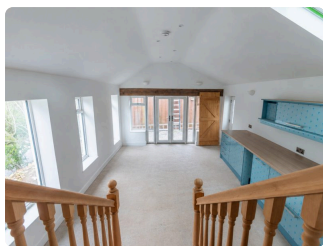
*Sought-After Village
Location*

GALLERY

Every room, inside and out



GALLERY



REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through Barney Scar properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.



ASK FOR THE
VIDEO VIEWING

A room-by-room schedule



Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Porch

Entrance porch. Tiled flooring. Plumbing for washing machine. Stainless steel sink. Wall and base units with worktop. Radiator. Window to the side. UPVC external glazed door to the front.

Kitchen

Beautiful fitted kitchen. Tiled flooring. Beamed ceiling with downlights. Good range of modern wall and base units with complimentary worktops and breakfast bar. Integrated appliances - electric oven, fridge, freezer. Rayburn with extractor hood and flue. One & a half bowl composite sink. Radiator. Two windows over dual aspects bringing in lots of natural light.

Utility Room

Tiled flooring. Downlights. Space for tumble dryer. Wall & base units with worktop. Feature wall niche. Radiator. Window to the rear.

W/C

Tiled flooring. W/C. Wash basin. Heated towel rail. Frosted window to the rear.

Lounge Diner

Spacious lounge diner. Laminate flooring. Beamed ceiling. Wall niche with shelving. Large stone fireplace housing multi fuel stove. TV point. Two radiators. Window to the rear. Glazed UPVC door to the rear.

Rear Hall

Currently set up as a boot room. Wooden flooring. Radiator. Two windows over dual aspects bringing in lots of natural light. Glazed external UPVC door to the front. This is the main entrance to the house.

02 FIRST FLOOR

Stairs & Landing

Spacious landing with room for a space for home office. Pitched ceiling. Exposed beams and trusses. Wooden turned staircase with fitted carpet. Window to the front. Radiator. Window to the front. Two Velux windows.

Bedroom One

Generous rear double bedroom. Fitted carpet. Exposed beams and trusses. Wall niche with shelving. Built in wardrobes and eaves storage. Radiator. Window to the rear. Two Velux windows bringing in lots of natural light.

Bedroom Two

Rear double bedroom. Fitted carpet. Exposed beam. Wall lights. Built in storage cupboard. Wash basin. Radiator. Window to the rear.

Bedroom Three

Front single bedroom. Vinyl flooring. Pitched ceiling with exposed beams and trusses. Radiator. Window to the front. Velux window.

Bedroom Four

Rear double bedroom. Floorboards. Pitched ceiling with exposed beams. Eaves storage. Window to the rear. Velux window. Space has been made for an en-suite shower room. Work has started but not been completed.

Bathroom

Non slip flooring. Pitched ceiling. Exposed beams. Extractor fan. W/C. Wash basin. Roll top claw foot bath. Corner shower cubicle. Heated towel rail. Frosted window to the side. Velux window.

THE ACCOMMODATION

02 FIRST FLOOR

Annexe Kitchen Living Room

Accessed from stairs down from Bedroom Four. Part finished conversion. Concrete flooring. Pitched ceiling. Downlights. Wall lights. Extractor fan. First fix kitchen. Three windows to the rear. French doors and large windows to the side. Glazed UPVC external door to the front.

03 OUTSIDE

Front

Front garden area with lawn, established flower beds & shrubbery. Seating areas. Gazebo. Oil tank. Path to front and rear doors.

Rear

Low maintenance gravelled area. Newly installed septic tank. Log store.

Garage

Large garage. Concrete flooring. Pedestrian door and electric garage door to the front. Window to the rear. Power and light. Currently set up as a workshop but would easily accommodate a vehicle. Parking for multiple vehicles is available in front of the garage.

04 AGENTS NOTES

Marketing Photography

Annexe | Some images have been digitally decluttered for marketing purposes. No structural or permanent features of the property have been altered.

Material Information

Mains electric & water. Septic tank drainage - this has been newly installed. Oil central heating & double glazing throughout. Flood Risk: Very Low. Broadband: Basic 18 Mbps - B4RN broadband maybe available.

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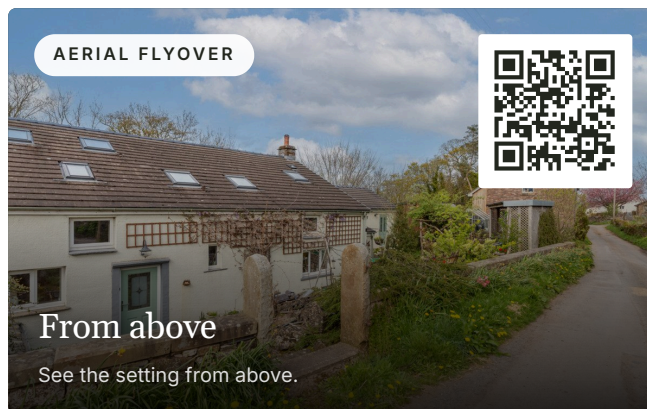
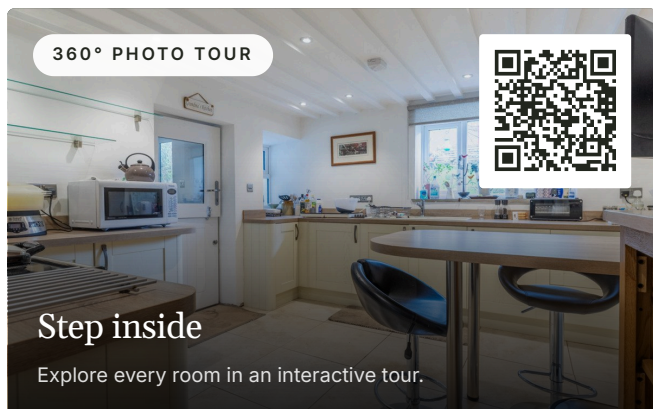
*Spacious Lounge Diner
With Stone Fireplace And
Multi-Fuel Stove*

ONLINE ONLY

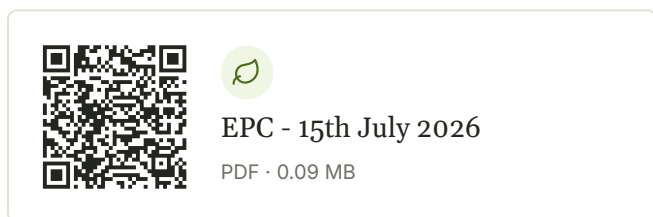
There's more on the website



Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS



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*Flexible Ground Floor
Layout With Additional
Reception Room*

Ground Floor

Approx. 69.0 sq. metres (742.9 sq. feet)



First Floor

Approx. 110.4 sq. metres (1188.4 sq. feet)



Total area: approx. 179.4 sq. metres (1931.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

Barney Scar, Kirkby Stephen

