J.R. HOPPER & Co. Est. 1886



CROSBY GARRETT • CA17 4PR

Church View

Offers Over £295,000 | 3 | D

UNDER OFFER

AT A GLANCE

- Attractive Detached Bungalow In Village Location
- Spacious Sitting Room
- Stylish Kitchen Leading On To Dining Room
- Conservatory
- Three Double Bedrooms
- Modern Family Bathroom
- Beautifully Maintained Private Gardens to Front and Rear
- Off Road Parking
- Scenic Views of the Surrounding Area
- Versatile Opportunity – Ideal as a Family Residence, Investment Property, or Holiday Retreat

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Attractive Detached Bungalow In Village Location

Church View is an attractive and well-presented detached bungalow, ideally located in the picturesque village of Crosby Garrett, nestled in the heart of the stunning Eden Valley.This peaceful village enjoys minimal traffic and offers immediate access to outstanding countryside walks, including the renowned Coast to Coast route which passes nearby.

Local amenities include a village hall and historic church, while excellent transport links via the A66 and M6 make it a convenient location for commuting. Just four miles away lies the vibrant market town of Kirkby Stephen, offering a range of shops, restaurants, public houses, a church, medical practice, and highly regarded primary and grammar schools.

The accommodation at Church View includes a spacious sitting room with a feature log-burning stove, a bright and airy conservatory, a stylish and well-appointed modern kitchen leading to a formal dining room, three generously sized double bedrooms, and a contemporary family bathroom. Externally, the property enjoys beautifully maintained, enclosed gardens to both the front and rear—providing private and peaceful spaces in which to relax and enjoy the tranquil village surroundings. There is the potential to extend the property externally and also in the loft space should more accommodation be required.

Church View presents an excellent opportunity, whether as a full-time family home, a holiday retreat, or a sound investment property.

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Spacious Sitting Room

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Registered Office: Hall House, Woodhall, DL8 3LB. Directors: L.B. Carlisle, E.J. Carlisle.

GALLERY

Every room, inside and out

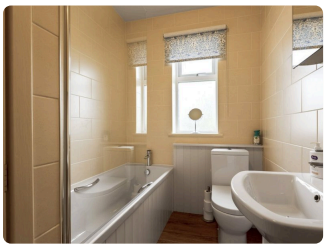
















Produced 21 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY






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Stylish Kitchen Leading On To Dining Room

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THE ACCOMMODATION

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 ACCOMMODATION

Entrance Hall

Kardean flooring. Coved ceiling. Built in storage cupboard. Radiator. UPVC external door to front.

Hallway

Fitted carpet. Coved ceiling. Loft access.

Sitting Room

Fitted carpet. Coved ceiling. TV point. Stone fireplace housing wood burning stove. Feature alcove with shelving. Radiator. Window to the rear overlooking the garden and fields beyond.

Conservatory

Tiled flooring. Glass roof and windows over three aspects. UPVC double glazed door to garden.

Kitchen

Kardean flooring. Coved ceiling. Extractor fan. Part tiled walls. Good range of modern ash wooden wall and base units with complimentary solid wood worktops. Integrated electric oven and hob. Ceramic sink. Plumbing for washing machine. Large storage cupboard. Radiator. Window to the rear. UPVC external door to side of property.

Dining Room

Kardean flooring. Coved ceiling. Part panelled walls. Radiator. Two windows over dual aspects bringing in lots of natural light.

Bedroom One

Large front double bedroom. Fitted carpet. Coved ceiling. Radiator. Bay window to the front.

Bedroom Two

Rear double bedroom. Fitted carpet. Coved ceiling. TV/telephone point Radiator. Window to the rear overlooking the garden and fields beyond.

Bathroom

Kardean flooring. Fully tiled walls. Airing cupboard. W/C. Wash basin. Bath with electric shower over. Heated towel rail. Frosted window to the front.

Bedroom Three

Front double bedroom. Fitted carpet. Coved ceiling. Built in wardrobe. Radiator. Bay window to the front.

02 OUTSIDE

Front

Enclosed garden. Low maintenance gravelled area. Oil tank. Established mature trees. Small lawned area. Concrete pathway around the property.

Parking

Driveway with off road parking.

Rear

Well maintained enclosed rear garden with low maintenance patio area. Lawned area. Hedgerow fence. Greenhouse and wooden shed.

03 AGENTS NOTES

Material Information

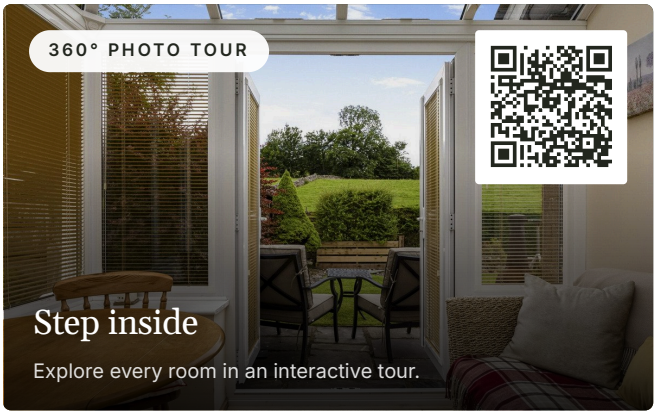
Oil central heating and double glazing throughout. Mains water. Drainage - mains drainage via septic tank Medium flood risk. No known history of flooding Broadband: Basic 1 Mbps Superfast 80 Mbps Conservation area: Crosby Garrett

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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

EPC - 18th July 2025

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

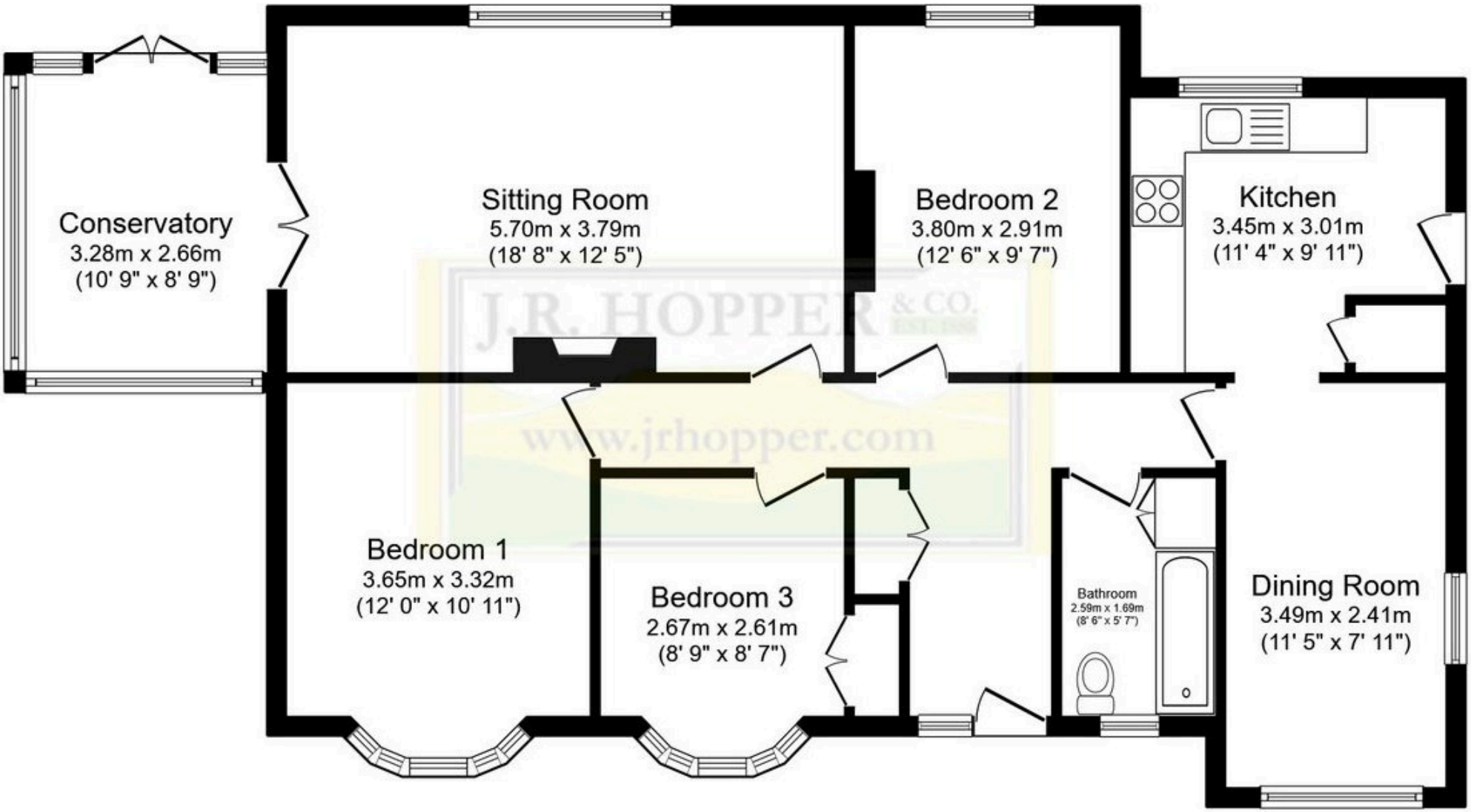
Interest piqued? Here's what's next.

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 Church View 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

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Total floor area 105.2 sq.m. (1,132 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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