J.R. HOPPER & Co. Est. 1886



BARRAS • CA17 4ES

Slip House

Guide Price £450,000 - £475,000 | 3 | E

AT A GLANCE

- Substantial Three-Bedroom Semi-Detached Property
- Extensive Range Of Outbuildings, Including Three Garages And Two Workshops
- Panoramic Views Across The Surrounding Countryside
- Situated In The Rural Hamlet Of Barras, A Short Drive From Kirkby Stephen
- Modern Dining Kitchen With Rayburn Cooker
- Spacious Ground-Floor Reception Room With Exposed Beams, Stone Feature Wall And Multi-Fuel Stove
- Three Bedrooms, Including Two Doubles
- Gated Driveway And Enclosed Yard With Parking For Several Vehicles
- Ideal Family Home, Holiday Retreat Or Investment Property
- No Onward Chain

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THE PROPERTY

Substantial Three-Bedroom Semi-Detached Property

Slip House is a substantial three-bedroom home situated in the hamlet of Barras, just a short drive from the thriving market town of Kirkby Stephen.

Kirkby Stephen is a well-connected and characterful town, located approximately ten miles from Junction 38 of the M6 and ideally positioned for access to Kendal, Penrith, Appleby and the Lake District National Park. Set on the renowned Settle–Carlisle railway line and crossed by both the Coast to Coast and Lady Anne's Way walking routes, the town is particularly popular with those who enjoy the outdoors. It offers a strong community atmosphere alongside an excellent range of amenities, including highly regarded primary and grammar schools, independent shops, traditional pubs, cafés, essential services, a weekly market and a historic agricultural auction mart.

Originally built in the 18th century as The Slip Inn public house and later extended. Slip House has formally been a farm but more recently has been sympathetically renovated (2010/ 2011) and retains much of its original character and charm. The ground floor accommodation comprises a spacious reception room featuring a wood-burning stove, a modern dining kitchen with a Rayburn, a study, WC and a useful utility room with access to the outside space. On the first floor, the former function room has been transformed into an impressive living room with built-in storage and a feature fireplace. There are also three well-proportioned bedrooms, two doubles and a spacious single bedroom and a family bathroom.

Externally, the property is approached via a gated driveway providing ample off-road parking for up to five vehicles. A particular feature of the property is the extensive range of outbuildings, which include a greenhouse, potting shed, coal shed, external WC and shower room, a large workshop, three generously sized garages and a working four-post vehicle lift. Subject to the necessary consents, these versatile buildings may offer potential for a variety of alternative uses.

Offered to the market with no onward chain, Slip House presents an excellent opportunity to acquire a distinctive family home, an appealing countryside retreat or an investment property in a sought-after location.

> *"Extensive Range Of Outbuildings, Including Three Garages And Two Workshops*

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GALLERY

Every room, inside and out














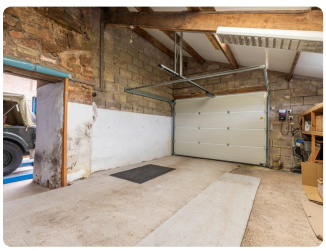


Produced 24 November 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY









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 Slip House 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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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 GROUND FLOOR

Living Room

Impressive large living / dining room. Wood flooring. Exposed ceiling beams. Fireplace housing a wood-burning stove. Exposed stone feature wall. Two radiators. TV point. Feature sash window with timber surround, window seat and shutters. Lovely views to the front.

Study

Currently used as a home office. Fitted carpet. Radiator. UPVC double-glazed door to the rear garden.

Cloakroom

Vinyl flooring. Toilet, Wash basin. Built in cupboard.

Hall

Fitted carpet. Staircase to the first floor. Understairs cupboard.

Dining Kitchen

Lovely bright room. Wood flooring. Beamed ceiling. Well fitted kitchen with a good range of wall and base units integrated induction hob, double oven, dishwasher and stainless steel sink. Rayburn cooker which i linked to the boiler and provides heat for water and room hearing. Oil boiler (used when the Rayburn isn't in use). Two double glazed windows and UPVC double glazed doors to the rear garden.

Boot Room

Utility area/ boot room. Wall units and worksurfaces. Plumbing for washing machine. Space for tumble dryer and fridge freezer. UPVC double glazed door to the rear.

02 FIRST FLOOR

Landing

Split Landing. Fitted carpet. Radiator. Velux skylight.

Sitting Room

Lovely, bright first floor sitting toom. Polished floor boards. Exposed beams. Fireplace with a stone hearth. Two radiators. TV point. Built-in cupboard housing an office space. Three double glazed windows with long distant views to the front.

Bedroom One

Large double bedroom. Fitted carpet. Exposed beam. Radiator. Double glazed window to the rear.

Bedroom Two

Rear double bedroom. Fitted carpet. Radiator. Loft access. Double glazed window to the rear with a lovely view.

Bedroom Three

Currently used as a dressing room. Fitted carpet. Built in wardrobes. Perfect single bedroom or study. Window to the rear with lovely views.

Bathroom

Spacious family bedroom. Vinyl flooring. Freestanding roll top bath. WC. Wash hand basin. Corner shower cubicle. Part tiled walls. Airing cupboard. Two radiators. Two double glazed frosted windows to the rear.

03 OUTSIDE

Garage One

Roadside single garage. Electric up and over door. Access to garage 2.

Yard

Gated concrete yard with good vehicle access. Ample space for turning and parking several vehicles.

Garage 2

Double garage. Concrete flooring. Electric up and over door. Access in to Garage. 2 Small window to the road.

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03 OUTSIDE

Workshop 1

Large workshop. Concrete floor. 4 post vehicle lift. Internal door to garage 2. Large roller shutter door.

Workshop 2

Door leading through from workshop 1. Stone built workshop. Windows on one side. Stable door to the yard.

Wash house

External 'wash house'. Great externally utility with house and WC. Window to the rear.

Coal Shed

Stone built coal shed. Power supply.

Potting Shed

Good size store room. Tiled floor. Shelving. Stove. Stained glass window to the rear. Access to conservatory/ greenhouse with windows and doors out to the garden.

Tool Shed

Perfect garden storage/ log store. Stained glass window and door.

Gardens

South facing patio area immediately by the house, steps up to a paved patio area with beautiful established shrubs leading to a lovely lawn with well established trees and hedges which create privacy whilst allowing long distant views. Vegetable garden with raised beds by the potting shed and green house.

04 PROPERTY INFORMATION

Services & Utilities

Oil-fired central heating, with the boiler linked to the Rayburn. The property also benefits from a registered right of drainage over neighbouring land. More information is available upon request.

Broadband

Broadband: Basic - 4 Mbps & Ultrafast - 1000 Mbps. B4RN is available.

Flood Risk

The recorded flood risk is very low.

Septic Tank

Septic Tank survey is available upon request.

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Panoramic Views Across The Surrounding Countryside

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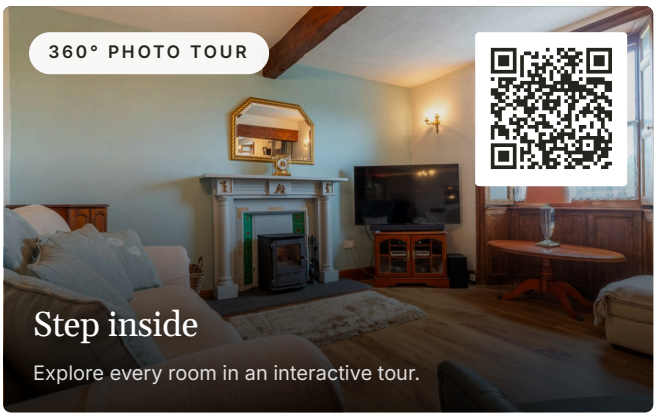
ONLINE ONLY

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 - 13th December 2025

PDF · 0.10 MB

> *Situated In The Rural Hamlet Of Barras, A Short Drive From Kirkby Stephen*

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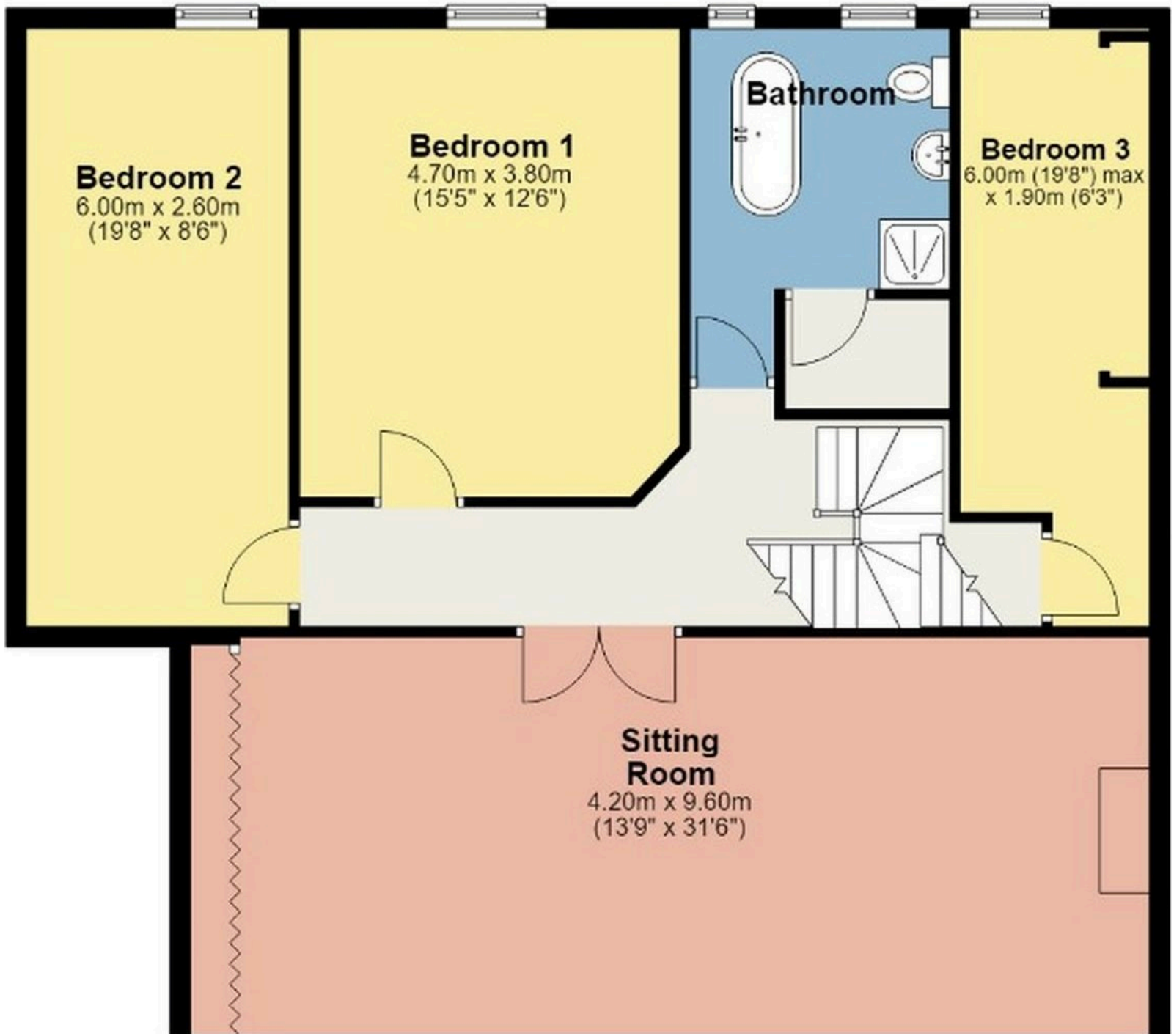
This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.

Approx. 108.8 sq. metres (1170.9 sq. feet)



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Ground Floor

303.0 sq. metres (3261.3 sq. feet)



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