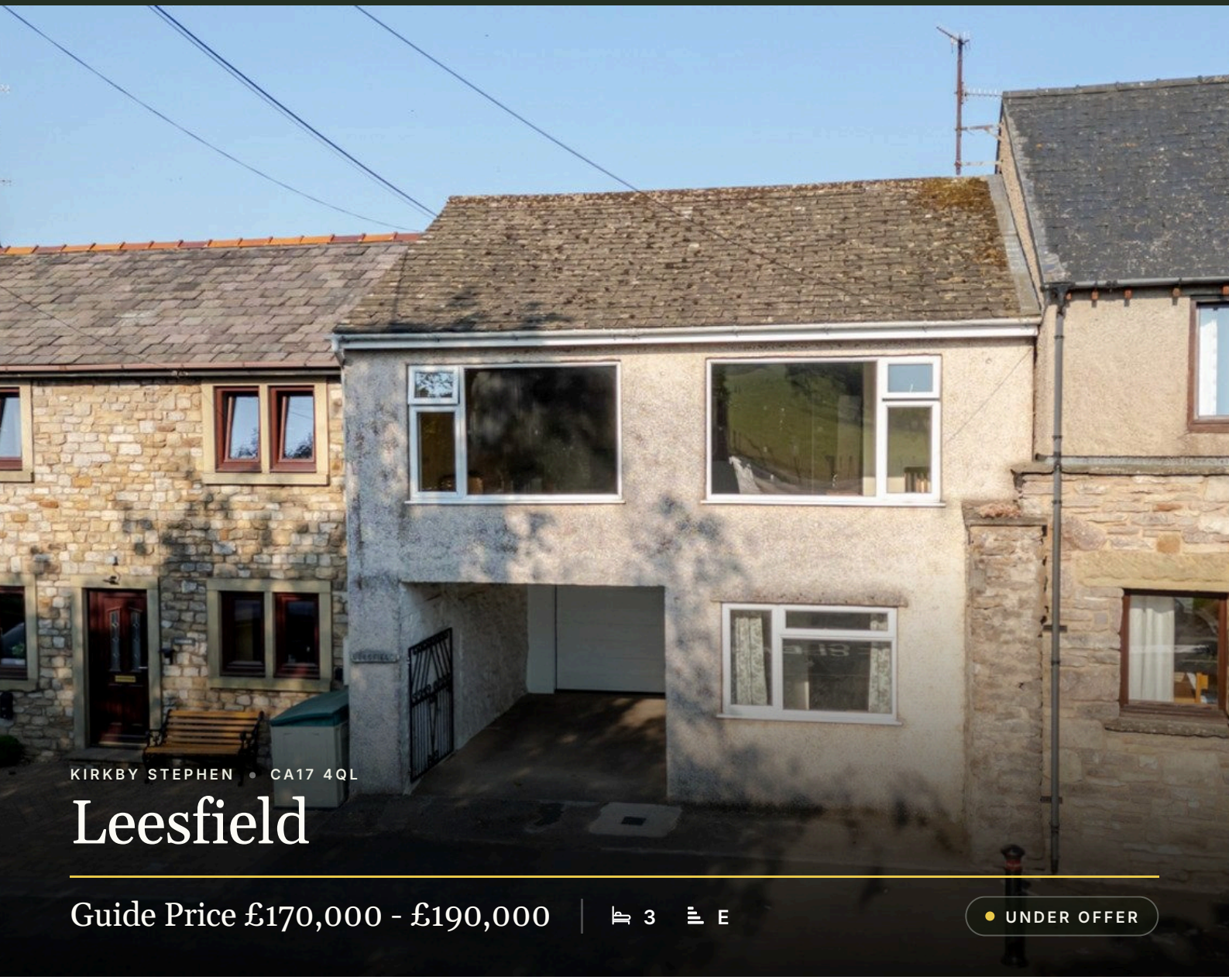
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QL

Leesfield

Guide Price £170,000 - £190,000

3 | E

UNDER OFFER

AT A GLANCE

- Excellent Renovation Potential
- Excellent Town Centre Location
- 3 Bedroom Terraced Home
- Family Bathroom & Ensuite
- Large Living Space With Superb Views
- Fitted Kitchen
- Outbuilding with Potential
- Enclosed Patio Garden
- Garage & Car Port
- Ideal for First Time Buyer, Family or Investment

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

Excellent Renovation Potential

Leesfield is an impressive three-bedroom house offering amazing potential to modernise and reconfigure, creating a fantastic family home (subject to any necessary consents).

Situated within the popular market town of Kirkby Stephen, it provides a generous living space and convenience, all within easy reach of the town's amenities.

Nestled on the northern edge of the Yorkshire Dales National Park, Kirkby Stephen is a thriving and vibrant market town with excellent amenities and transport links. Situated just ten miles from Junction 38 of the M6 motorway, the town provides easy access to Kendal, Penrith, Appleby, and the Lake District National Park. The renowned Settle–Carlisle Railway is nearby, while the famous Coast-to-Coast walking route passes through the town. Residents benefit from a highly regarded primary school and grammar school, a variety of independent shops, cafés, restaurants, traditional pubs, healthcare facilities, and a weekly outdoor market alongside a well-established agricultural auction mart.

In need of full modernisation, the property offers fantastic potential to create a superb family home. It is currently arranged with two bedrooms and a family bathroom on the ground floor, while the first floor features an impressive, generously sized living room with far reaching views, fitted kitchen and a third bedroom with ensuite.

Further benefits include mains gas central heating, a garage, car port (potential to park 3 cars) and a substantial outbuilding/workshop, all complemented by an enclosed rear garden.

In addition there are two parking spaces in front of the property.

Whether you're looking for a family home to make your own, your first step onto the property ladder, or an investment opportunity, Leesfield offers exceptional potential. With its generous accommodation and scope to modernise, it gives an exciting opportunity.

“

Excellent Town Centre Location

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

GALLERY

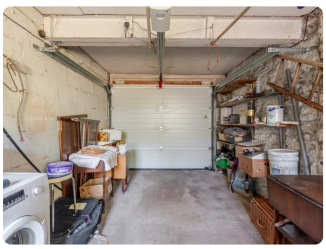
Every room, inside and out
















Produced 24 October 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.

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

Entrance Hall

Fitted carpet. Glazed entrance door with matching side panel. Open wooden staircase to first floor. Radiator.

Bedroom 3

Fitted carpet. Radiator. Window to the front.

Bathroom

Fitted carpet. Bath. Toilet. Sink. Radiator. Window to the rear.

Bedroom 2

Fitted carpet. Radiator. Large window to the rear.

Garage

Attached garage with an electric up-and-over door to the front with access from the rear garden. Fitted with power and lighting, plumbing for a washing machine. Sink. Gas meter. Window to the rear.

02 FIRST FLOOR

Landing

Fitted carpet. Door leading to the staircase to the ground floor.

Living Room

Spacious living room offering scope to create an additional room, subject to the necessary planning permissions and consents. Fitted carpet. Three radiators. Gas fire. Two large front-facing windows providing an abundance of natural light.

Kitchen

Fitted carpet. Range of floor and base units with work surfaces. Stainless steel sink and drainer. Space for an electric cooker. Built-in cupboard housing the hot water tank, together with a second useful storage cupboard. Large rear-facing window providing plenty of natural light.

Bedroom 1

Fitted carpet. Radiator. Door leading to the en-suite shower room. Large rear-facing window.

Ensuite

Wooden sliding door. Fitted carpet. Shower cubicle. Sink. W/C. Window to the rear.

03 OUTSIDE

Front

Covered car port providing off-road parking. Wrought iron gates to the front and an integral garage.

Garden

Enclosed rear patio garden. Mature shrubs and climbing plants. Access to the outbuilding.

Outbuilding

Useful stone outbuilding with electrics and window to the garden. Scope for conversion to a home office, hobby room or studio, subject to the necessary planning permissions and building regulations.

04 AGENTS NOTES

Services

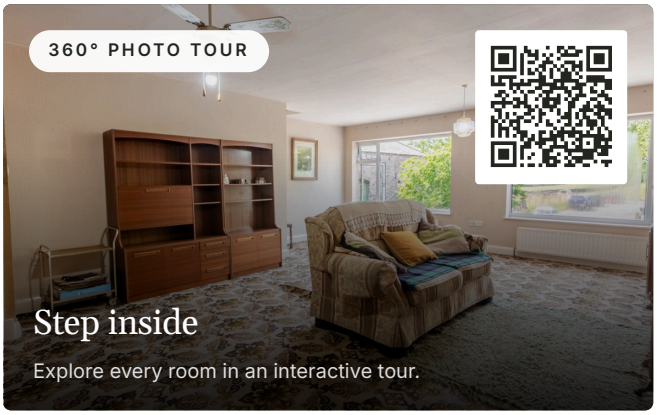
Mains electric, water and sewage. Gas central heating. Flood Risk | Very low | No history of flooding Broadband: Basic 17Mbps. Superfast 80 Mbps

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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 - 20th July 2026

PDF · 0.10 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 Leesfield 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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Ground Floor

Approx. 58.7 sq. metres (631.9 sq. feet)
(excluding Car Port)



First Floor

Approx. 82.4 sq. metres (887.4 sq. feet)



Out Building

Approx. 12.2 sq. metres (131.6 sq. feet)

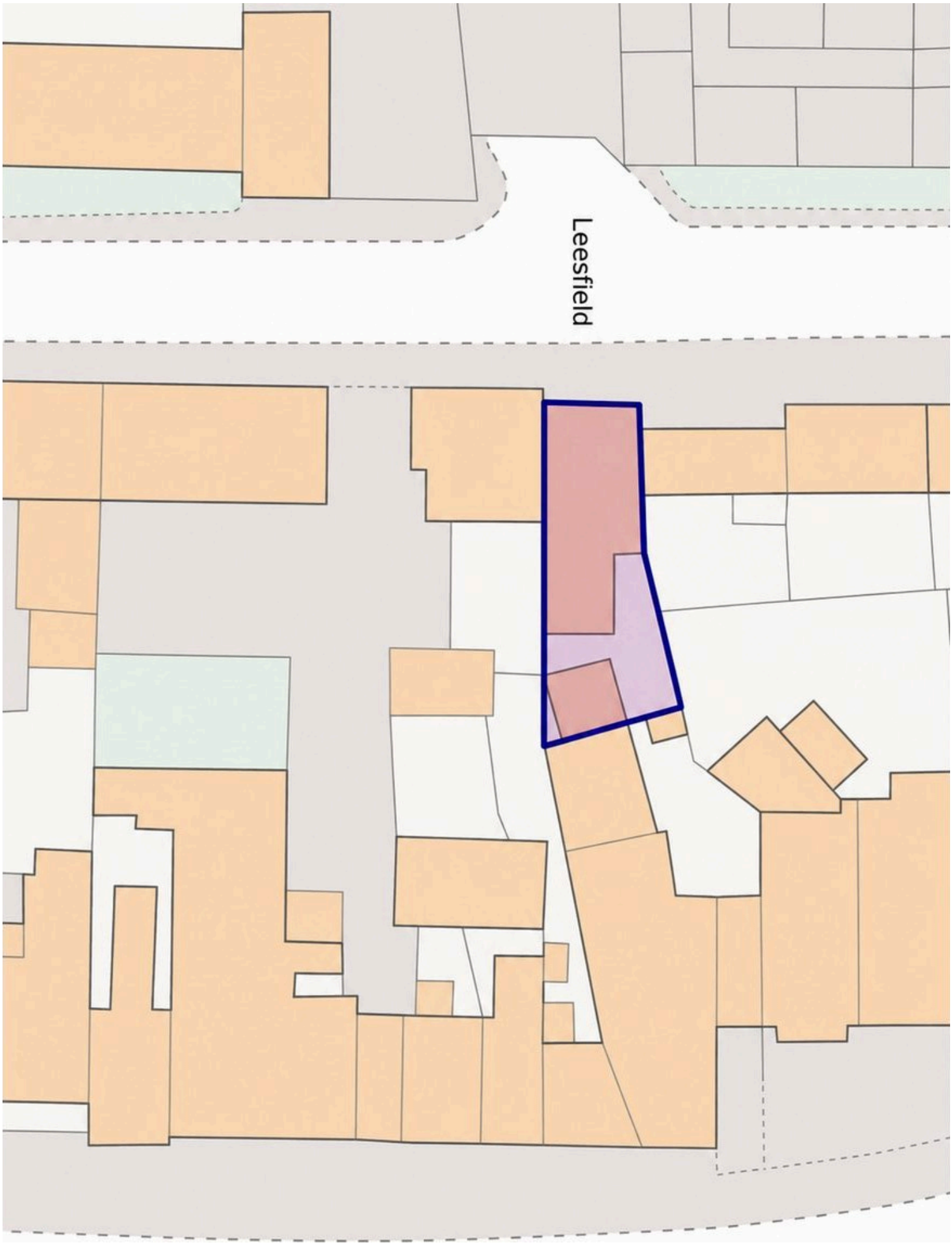


Total area: approx. 153.4 sq. metres (1650.9 sq. feet)

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.

Leesfield, Faraday Road, Kirkby Stephen

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.



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