J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4SG

Prospect House

Guide Price £395,000 - £425,000

3 | C

UNDER OFFER

AT A GLANCE

- Stunning Double-Fronted Character Home
- Three Spacious Double Bedrooms
- Superb Open-Plan Family Living
- Separate Formal Dining Room
- Stylish Contemporary Bathroom
- Enclosed South-Facing Garden
- Versatile Detached Outbuilding
- Prime Market Town Location
- Ideal Family Home Or Holiday Retreat
- Detached Barn with Private Garden Area and Annexe Potential

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KIRKBY STEPHEN 01768 258002

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THE PROPERTY

Stunning Double-Fronted Character Home

Prospect House is an exceptionally well-presented double-fronted character home, ideally situated in the heart of the thriving market town of Kirkby Stephen.

Located on the northern edge of the Yorkshire Dales National Park, Kirkby Stephen is a vibrant and well-connected market town offering an excellent range of amenities alongside outstanding access to some of the country's most spectacular countryside. Approximately ten miles from Junction 38 of the M6 motorway, the town provides convenient links to Kendal, Penrith, Appleby and the Lake District National Park. The renowned Settle–Carlisle Railway is close by, while the famous Coast-to-Coast walking route passes through the town. Residents benefit from a highly regarded primary school and grammar school, a selection of independent shops, cafés, restaurants and traditional pubs, together with healthcare facilities, a weekly outdoor market and a long-established agricultural auction mart.

The property offers spacious and beautifully appointed home arranged over two floors. A welcoming entrance hall sets the tone, leading through to a dining room and an impressive open-plan living room that flows seamlessly into the kitchen and dining area. Double patio doors open directly onto the garden, creating an ideal space for both everyday family living and entertaining, while a convenient cloakroom completes the ground floor accommodation.

To the first floor, the property's character continues with three double bedrooms, with a modern family bathroom.

Externally, Prospect House enjoys a delightful enclosed garden with an attractive, low-maintenance patio, providing the perfect setting for outdoor dining and relaxation. A detached outbuilding offers excellent versatility and could make an ideal workshop, home office or, subject to the necessary planning consents, be converted into a self-contained annexe. The outbuilding also benefits from its own generous private garden area, which could be separated from the main house to create a more independent space, or simply used to enhance the existing garden.

Combining character, generous living space and a highly desirable location, Prospect House would make a wonderful family home, an idyllic holiday retreat or an attractive investment opportunity.

> *“Three Spacious Double Bedrooms*

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GALLERY

Every room, inside and out















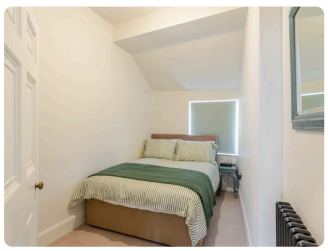

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GALLERY














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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

Vestibule

Coir matting. Coved ceiling. Wooden external door to the front. Glass internal door into the entrance hall.

Entrance Hall

Painted floorboards. Coved ceiling. Under stairs cupboard. Teo cast iron effect radiators.

Dining Room

Painted floorboards. Cast iron fireplace. Radiator. Bay window with original panelling.

Living Room

Painted floorboards. Coved ceiling. Ceiling rose. Picture rail. Cast iron fireplace. TV point. Two cast iron effect radiators. Bay window with original panelling.

Kitchen Diner

Painted floorboards. Coved ceiling. Good range of base units with complementary granite worktops. Integrated fridge, freezer, double oven with gas hob, extractor hood and dishwasher. Butler sink. Cast iron effect radiator. UPVC glazed double patio doors leading to the rear garden.

W/C

02 FIRST FLOOR

Overview

Turned staircase with runner. Picture window. Fitted carpet on landing. Coved ceiling. Cast iron effect radiator.

Stairs & Landing

Bedroom One

Front double bedroom. Painted floorboards. Built in wardrobe. Two cast iron effect radiators. Two windows to the front bringing lots of natural light.

Bedroom Two

Painted floorboards. Cast iron fireplace. Two cast iron effect radiators. Large window to the front.

Bathroom

Parquet flooring. Loft access. Part tiled walls. Airing cupboard. W/C. Wash basin. Bath with power shower over. Cast iron effect radiator. Frosted window to the rear.

Bedroom Three

Rear double bedroom. Fitted carpet. Window to the rear.

03 OUTSIDE

Front

Enclosed front low maintenance patio area.

Rear

Enclosed rear garden. Low maintenance patio areas ideal for seating. Laid to lawn area with established flower beds and shrubbery.

Cottage Ground Floor

Concrete flooring. Board and beam ceiling. Exposed stone walls. Stone fireplace. Window. Two wooden external doors.

Cottage First Floor

Wooden staircase to first floor. Floorboards. Exposed stone walls. Power and light. Exposed beams and trusses. Window.

04 AGENTS NOTES

Material Information

Mains electric, water & drainage. Mains gas central heating & double glazing throughout. Flood Risk: Very Low with no known history of flooding. Conservation Area: Kirkby Stephen Broadband: Basic: 17 Mbps Superfast: 76 Mbps Ultrafast: 1800 Mbps

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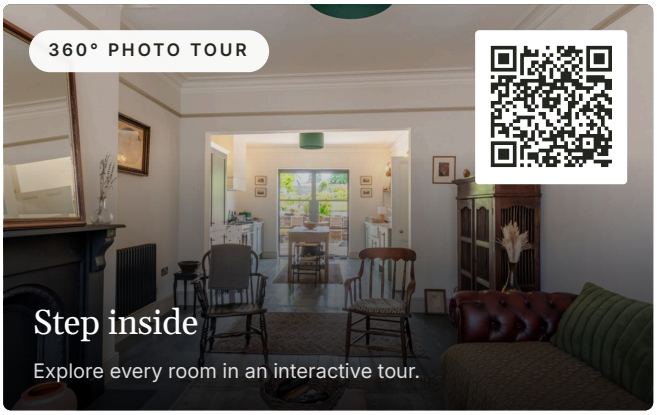
ONLINE ONLY

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 · 0.09 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 Prospect 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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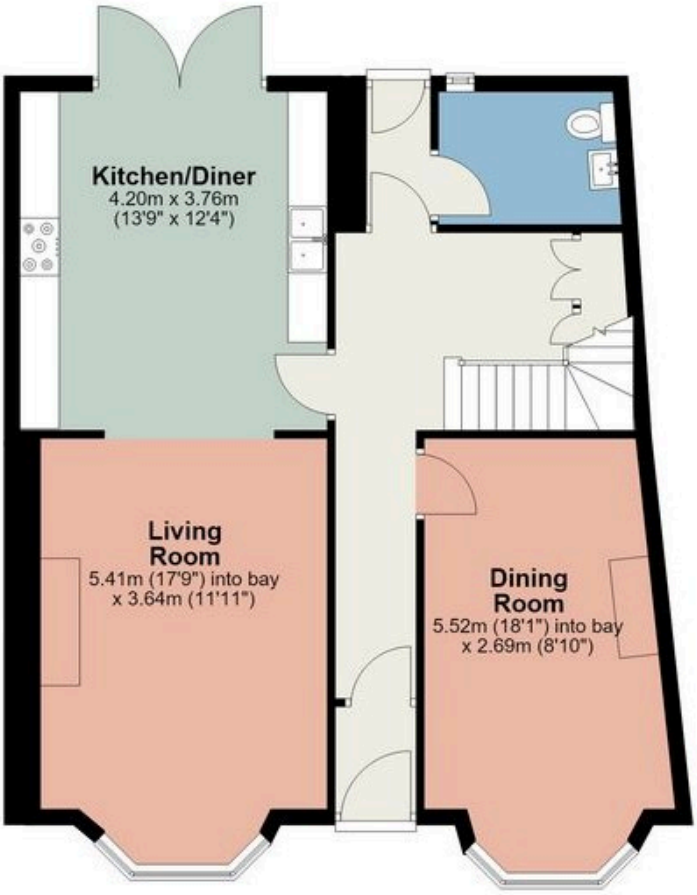
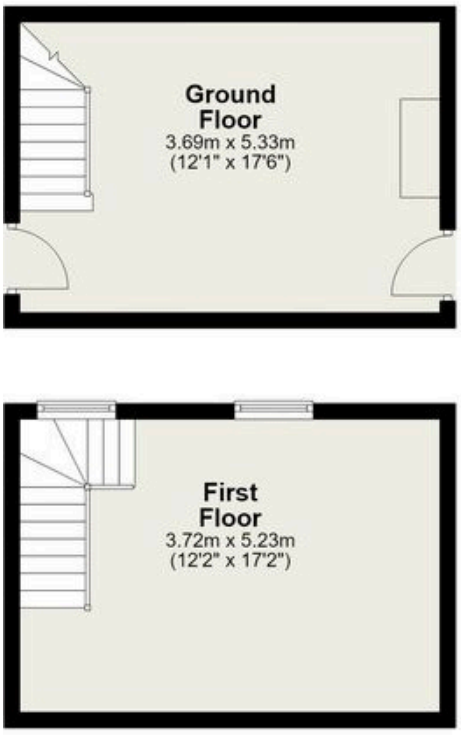
Ground Floor

Approx. 70.5 sq. metres (759.0 sq. feet)



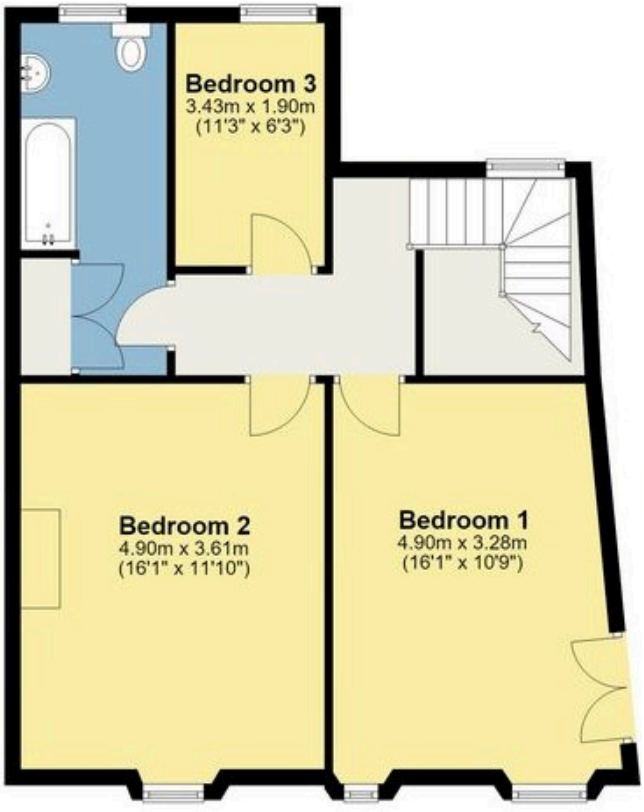
Cottage

Approx. 39.1 sq. metres (421.1 sq. feet)



First Floor

Approx. 63.6 sq. metres (684.5 sq. feet)



Total area: approx. 173.2 sq. metres (1864.6 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.

Prospect House, 16 High Street, Kirkby Stephen

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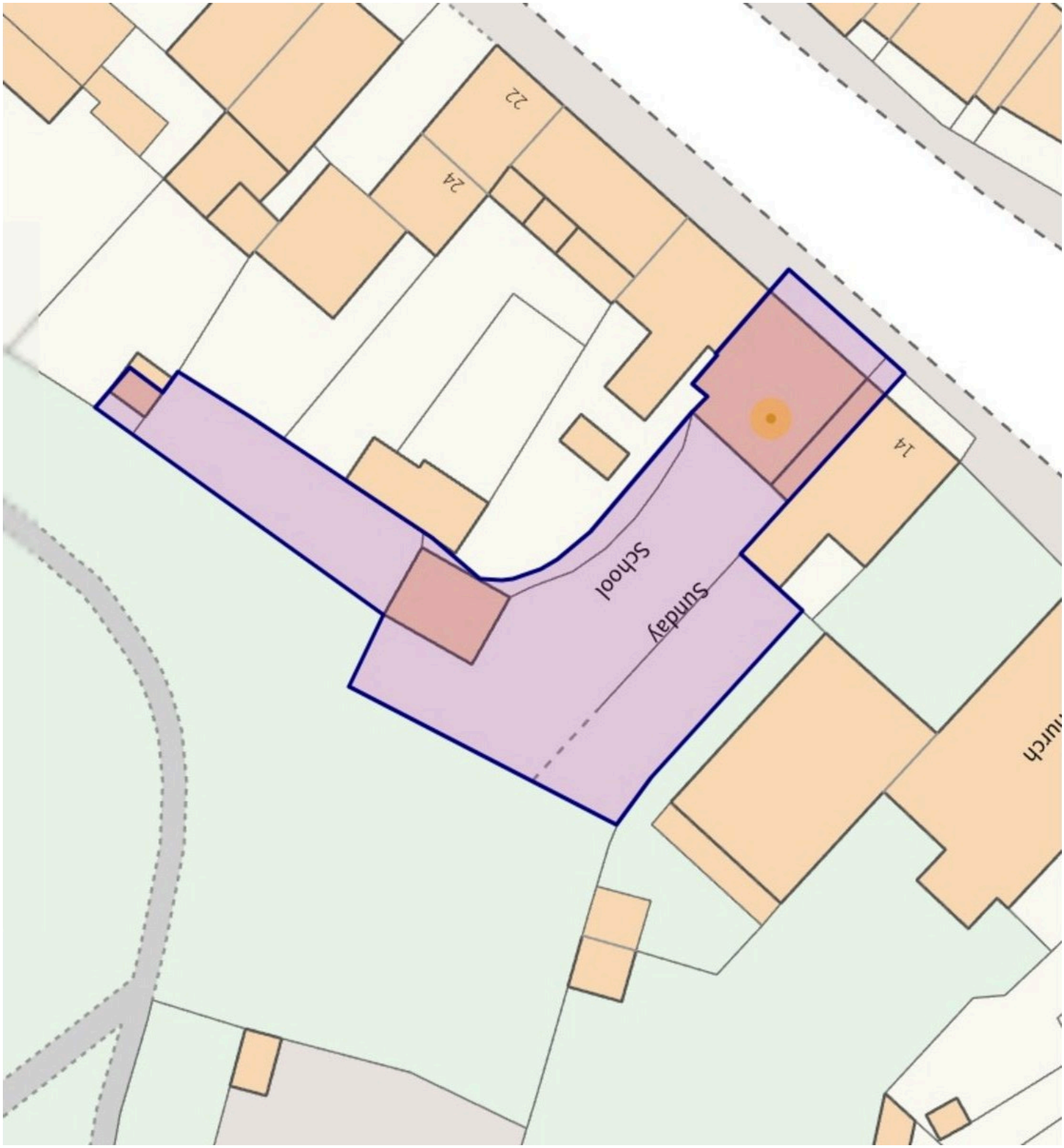

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