J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4QE

Bollam Farm Cottage

Guide Price: £290,000 - £320,000 | 2 | Ordered

AT A GLANCE

- Characterful Home Built in 1999
- Tucked Away Position Close to Town Centre
- Large Kitchen with Separate Pantry
- Utility Room & Ground Floor WC
- Two Generous Double Bedrooms
- Both Bedrooms with En-Suite Facilities
- Private Courtyard Garden
- Ample Private Parking
- Chain Free

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THE PROPERTY

Characterful Home Built in 1999

Bollam Farm Cottage is a charming home built in 1999, ideally located close to Kirkby Stephen town centre.

Offering two double bedrooms, both with en-suites, large kitchen, pantry, separate utility room, downstairs WC, private courtyard garden and parking for 3–4 vehicles.

The property is approximately 12 miles from the M6 at Tebay (Junction 38) and just 4 miles from the A66 at Brough. Kirkby Stephen offers an excellent range of everyday amenities, including a supermarket, independent shops, cafés, pubs, hotels and both primary and secondary schools. The town also benefits from a variety of sporting clubs and a railway station on the historic Settle–Carlisle line, providing links to Carlisle, Penrith and Kendal.

Bollam Farm Cottage provides spacious and well-proportioned accommodation arranged over two floors. The ground floor features a welcoming entrance hall, a convenient W/C, and a spacious living room with character features and a gas stove, creating a warm and inviting focal point. The generous kitchen/diner provides ample space for a large dining table, as well as additional seating, making it an ideal space for entertaining and everyday family life. The kitchen is complemented by a separate utility room and pantry area, providing useful additional storage and practical space.

To the first floor are two well-proportioned double bedrooms, both benefiting from en-suite facilities. The principal bedroom is particularly spacious and enjoys the added benefit of a dedicated dressing room and a generously sized en-suite bathroom, whilst the second bedroom features its own en-suite shower room.

Outside, the property continues to impress, with ample parking, useful storage areas and a private courtyard garden, providing a beautiful and easily maintained outdoor space.

With its peaceful setting and highly convenient position within easy reach of Kirkby Stephen town centre, Bollam Farm Cottage would make an excellent family home.

> *“Tucked Away Position Close to Town Centre*

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GALLERY

Every room, inside and out

















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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

Entrance Hall

Stone flagged flooring. Downlights. Radiator. Window to the front. External wooden door to the front.

W/C

Quarry tiled flooring. W/C. Wash basin. Radiator. Window to the front.

Living Room

Generous living room. Solid oak flooring. Exposed beams. Downlights. Exposed stone wall and fireplace with feature gas stove. TV point. Radiator. Three windows over dual aspects bringing in lots of natural light.

Kitchen Diner

Well appointed kitchen living diner. Stone flagged flooring. Exposed beams. Downlights. Ceiling speakers. Part tiled walls. Good range of oak wall and base units and complimentary work tops. Space for freestanding fridge freezer. Range cooker with gas hob. Extractor hood. Composite sink with worktop drainer. Understairs storage cupboard. Cast iron fireplace with gas fire. Radiator. Three windows over dual aspects bringing in lots of natural light.

Rear Hallway

Stone flagged flooring. Pitched ceiling with Velux window. Radiator. Glazed wooden external door to the rear.

Pantry

Quarry tiled flooring. Stone shelving and built in shelving. Window to the rear.

Utility Room

Quarry tiled flooring. Strip lighting. Loft access. Part tiled walls. Wall and base units with solid wood worktop. Plumbing for washing machine and dishwasher. Gas boiler. Radiator. Window to the rear.

02 FIRST FLOOR

Stairs & Landing

Fitted carpet. Downlights. Loft access. Loft fully boarded and insulated. Window to the rear.

Bedroom Two

Spacious rear double bedroom. Fitted carpet. Downlights. Radiator. Three windows over dual aspects bringing in lots of natural light.

Bedroom Two Ensuite

Vinyl flooring. Spot lights. Extractor fan. Shower cubicle. W/C. Wash basin. Heated towel rail. Window to the side.

Bedroom One

Large front double bedroom. Fitted carpet. Downlights. Cast iron fireplace with gas stove. Radiator. Three windows over dual aspects bringing in lots of natural light.

Hallway

Ideal dressing room. Fitted carpet. Downlights. Built in wardrobes. Two windows over dual aspects.

Bedroom One Ensuite

Spacious bathroom. Vinyl flooring. Downlights. Extractor fan. Part tiled walls. Shower cubicle. Bath. W/C. Wash basin. Heated towel rail. Window to the front.

03 OUTSIDE

Front

Accessed via Nateby Road through archway. Low maintenance block paved driveway. Shared access with neighbouring property. Parking for 3 - 4 vehicles. Wooden storage area. Double wooden gates into private courtyard garden.

Rear

Private courtyard garden. Low maintenance patio and decking area. Lawned area. Established flower beds and shrubbery. Additional parking through double gates if required.

04 AGENTS NOTES

Material Information

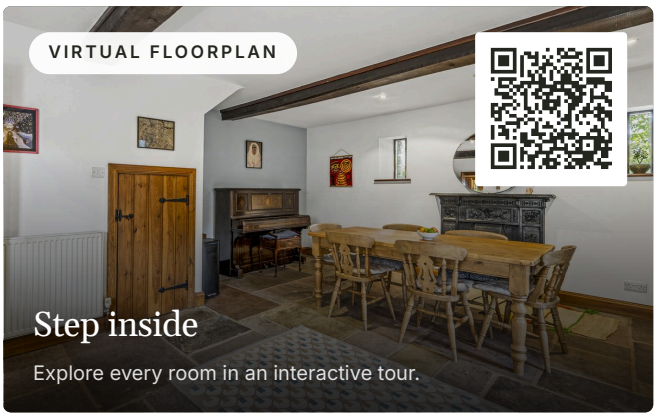
Mains electric, water & drainage. Double glazing and mains gas central heating throughout. Conservation Area: Kirkby Stephen Flood Risk: Very Low with no known history of flooding. Broadband: Basic 18 Mbps Superfast 80 Mbps.

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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

Awaiting EPC.jpg

JPG · 0.49 MB

REQUEST THE VIDEO VIEWING

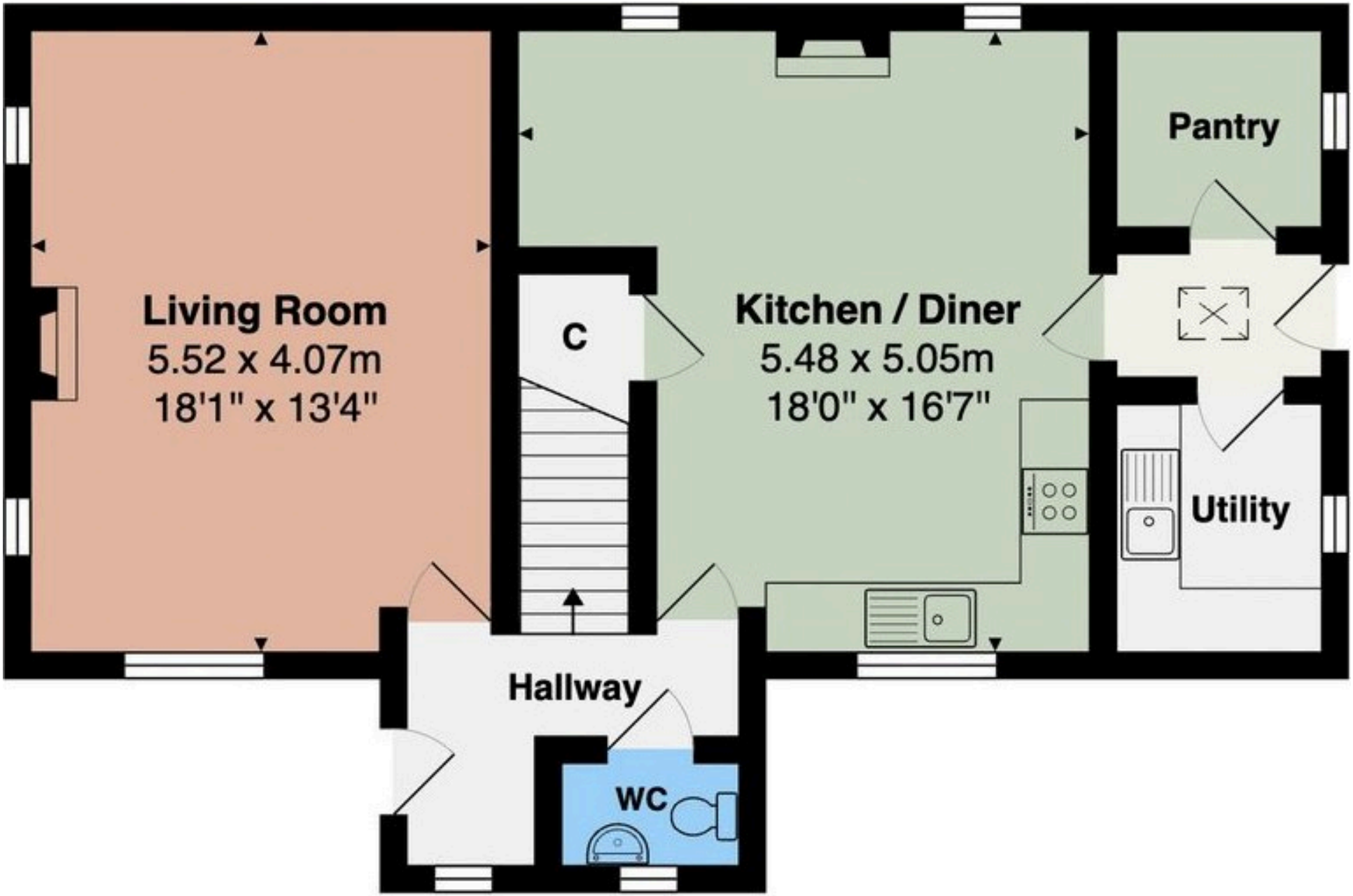
Interest piqued? Here's what's next.

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 Bollam Farm Cottage 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

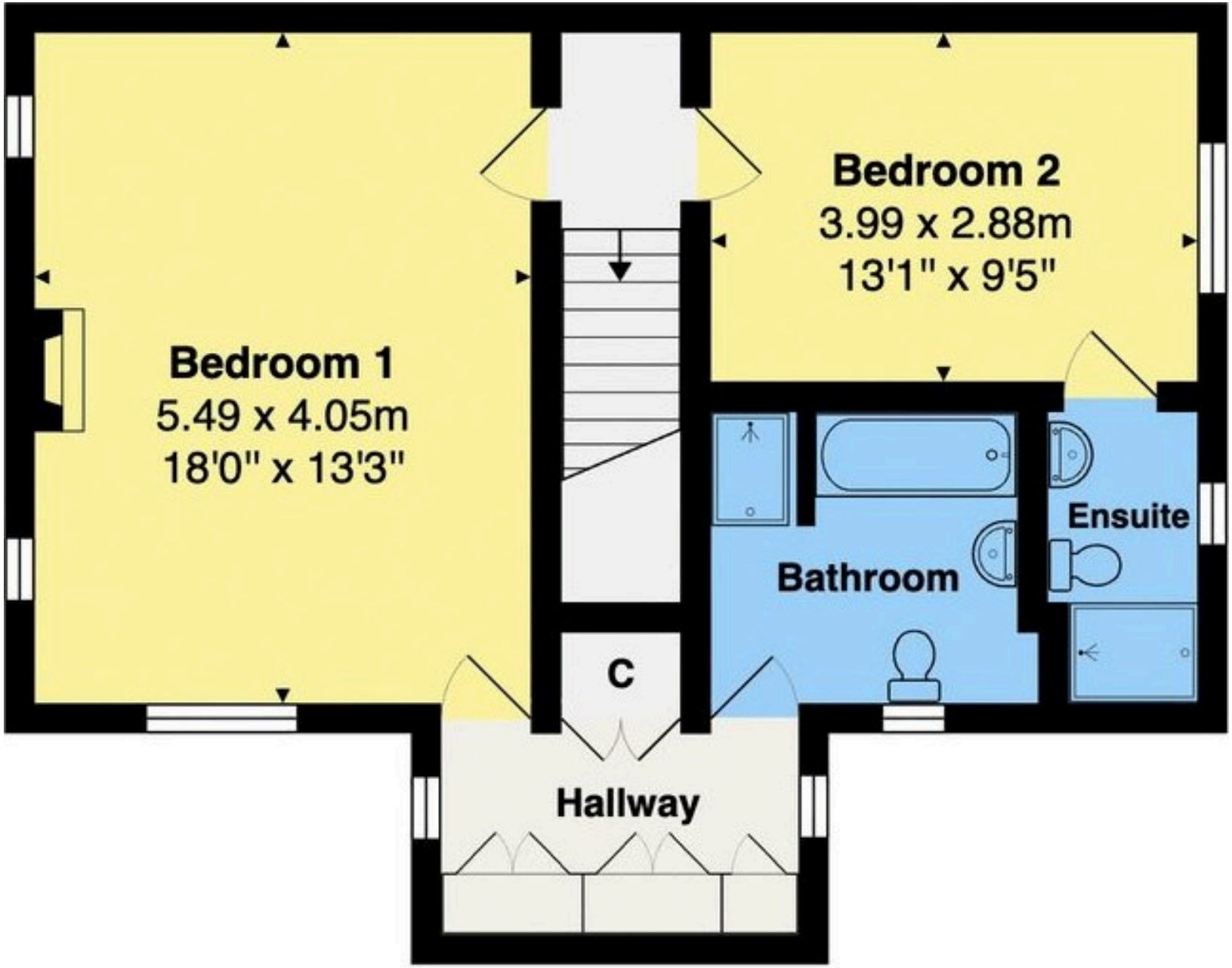
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Ground Floor

Area: 68.5 m² ... 737 ft²

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.



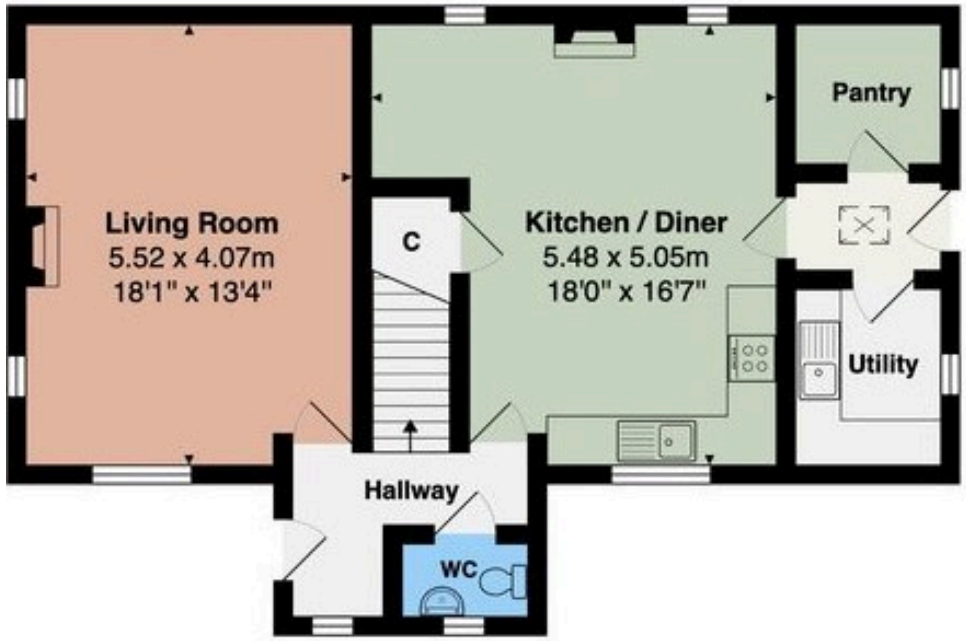
First Floor

Area: 58.0 m² ... 625 ft²

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Bollam Farm Cottage, Kirkby Stephen CA17 4QE

Total Area: 126.5 m² ... 1361 ft²



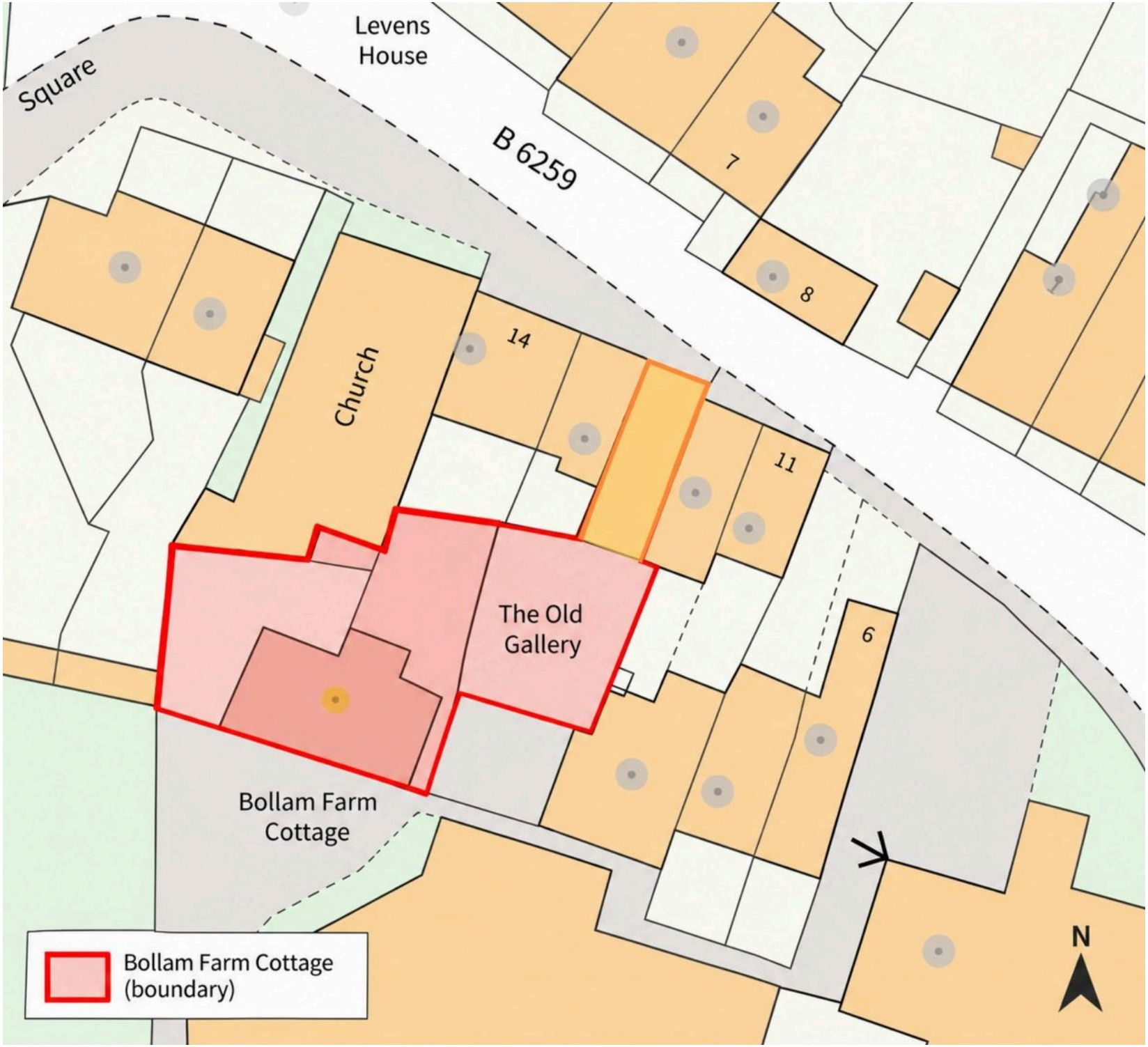
Ground Floor
Area: 68.5 m² ... 737 ft²



First Floor
Area: 58.0 m² ... 625 ft²

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
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Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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