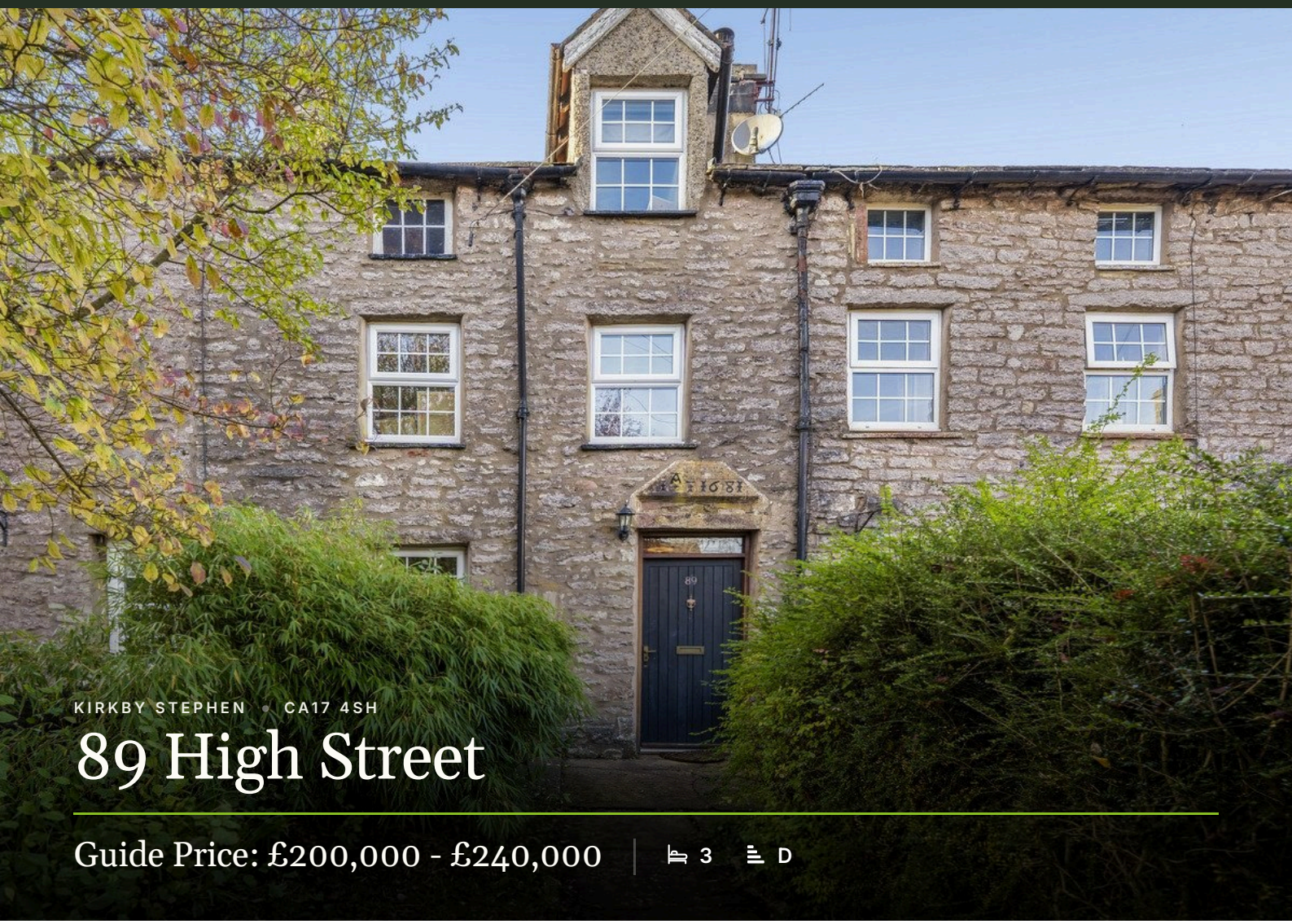
J.R. HOPPER & Co. Est. 1886



KIRKBY STEPHEN • CA17 4SH

89 High Street

Guide Price: £200,000 - £240,000

3 D

AT A GLANCE

- Charming 17th-Century Character Property Dating Back To 1681
- Three-Storey, Three-Bedroom Home
- Cosy Living Room with Multi-Fuel Stove
- Kitchen Dining Area with Garden Access
- Modern Family Bathroom
- Impressive Top-Floor Bedroom with Vaulted Beamed Ceiling
- Enclosed Front & Rear Gardens
- Convenient Market Town Location
- Close To The Lake District, M6 And Scenic Walking Routes
- Ideal Family Home or Investment Opportunity

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

Charming 17th-Century Character Property Dating Back To 1681

89 High Street is three-bedroom terraced property, dating back to 1681.

With accommodation extending over three floors, this property is steeped in history and retains much of its original character. It is currently used by the owners as a holiday let and gallery, but offers wonderful potential to become a much-loved family home. The property also benefits from an enclosed garden. An appealing opportunity for those seeking a home full of history, charm and character in a convenient market town location.

The ground floor offers a cosy and welcoming living room, together with a kitchen dining area providing access to the rear garden. The first floor comprises two bedrooms, one generous double and a single, alongside a modern family bathroom. Occupying the top floor is an impressive and spacious double bedroom, featuring a beautiful vaulted ceiling with exposed beams, creating a charming and characterful retreat.

Externally, this home benefits from an enclosed front garden, with established trees and shrubs providing a sense of privacy and a sheltered spot. To the rear, a patio area provides space for outdoor seating, with steps leading up to a gravelled garden offering further outdoor space.

Kirkby Stephen is a thriving and well-regarded market town, ideally situated approximately ten miles from Junction 38 of the M6 motorway and conveniently positioned for Kendal, Penrith, Appleby and the Lake District. The town is renowned for its scenic Settle to Carlisle Railway, while the famous Coast to Coast and Lady Anne footpaths pass through the area, making it particularly appealing to walkers and outdoor enthusiasts.

The town offers an excellent range of amenities, including highly regarded primary and grammar schools, independent shops, restaurants, public houses, churches, a chapel and a doctor's surgery. Kirkby Stephen also retains its traditional weekly outdoor market and agricultural auction mart, contributing to its strong community atmosphere and character.

Steeped in history and bursting with character, 89 High Street is a truly charming home with so much to offer! Whether you're dreaming of a cosy family home, a countryside escape or a holiday retreat, this delightful property offers an exciting opportunity to make your mark on a little piece of Kirkby Stephen's history, subject to any necessary consents.

> *“Three-Storey, Three-Bedroom Home*

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GALLERY

Every room, inside and out





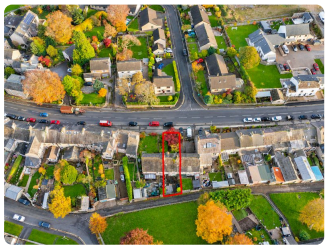












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GALLERY





Cosy Living Room with Multi-Fuel Stove

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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

Fitted carpet. Radiator. Wooden front door.

Living Room

Fitted carpet. Beamed ceiling. Feature brick fireplace with multi fuel stove and stone hearth. Radiator. Character door frame to kitchen diner. Double glazed window overlooking the front garden.

Kitchen/Dining Room

Vinyl flooring. Range of wall and base units. Plumbing for washing machine. Integrated electric oven and hob. Integrated fridge freezer. Radiator. Understairs cupboard with light. Double glazed window and small feature window to the rear of the property.

Stairs & Landing

Wooden stairs to the first floor. Wood banister. Wooden floorboards to landing with access to bedroom and bathroom. Feature beam.

02 FIRST FLOOR

Bedroom One

Large double bedroom. Fitted carpet. Feature beam. Radiator. Built in wardrobe with light. 2 Double glazed windows with views over the garden to the front.

Bedroom Two

Fitted carpet. Feature beam. Radiator. Window overlooking the rear of the property.

Bathroom

Tiled flooring. Radiator. Shower over bath. P-shaped bath with overhead shower and fitted shower screen. Washbasin. WC. Frosted window to front.

Stairs

Turned staircase leading to the top floor. Fitted carpet. Exposed beams.

03 SECOND FLOOR

Bedroom Three

Fitted carpet. Radiator. Built-in eaves storage cupboards, one housing the combi boiler and Fischer Aquafficient electric water heater, installed in 2023. Exposed ceiling beams add character. Double-glazed window to the front enjoying beautiful views of the surrounding countryside.

04 OUTSIDE

Front Garden

Front garden laid to lawn. Well established trees and shrubs. Lawned area. Patio seating area.

Rear Garden

The enclosed rear garden is arranged over two levels, with a flagged patio accessed directly from the kitchen. Steps lead up to a gravelled area.

05 AGENTS NOTES

Services

Mains gas, electricity, water and drainage connected. Broadband availability includes Basic speeds of up to 19 Mbps, Superfast up to 80 Mbps and Ultrafast up to 1,800 Mbps (subject to provider availability).

Flood Risk

Low risk with no history of flooding.

Conservation Area

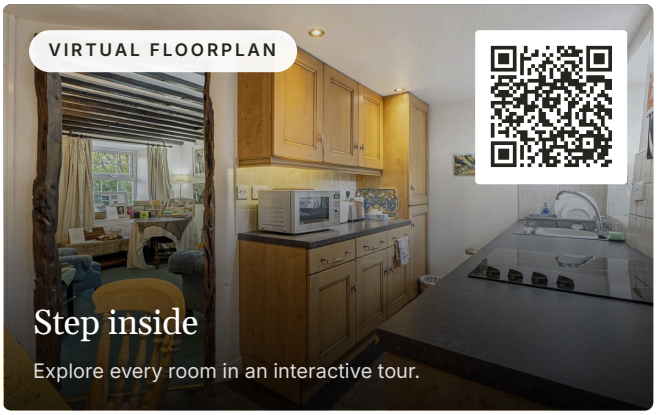
Kirkby Stephen

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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 - 4th November 2026

PDF · 0.12 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 89 High Street properly, inside and out, room by room, pointing out every feature and every issue as they go.

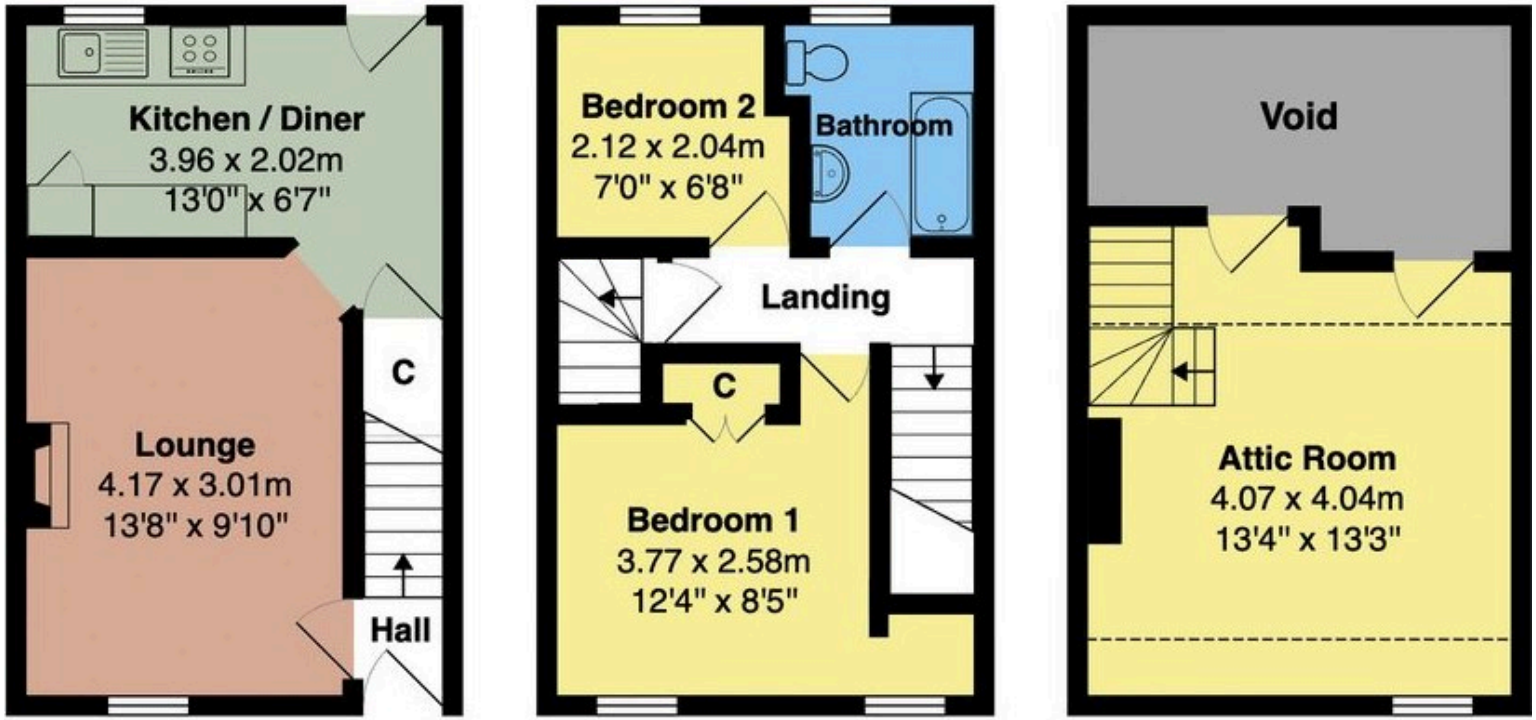
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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89 High Street, Kirkby Stephen CA17 4SH

Total Area: 67.8 m² ... 730 ft²



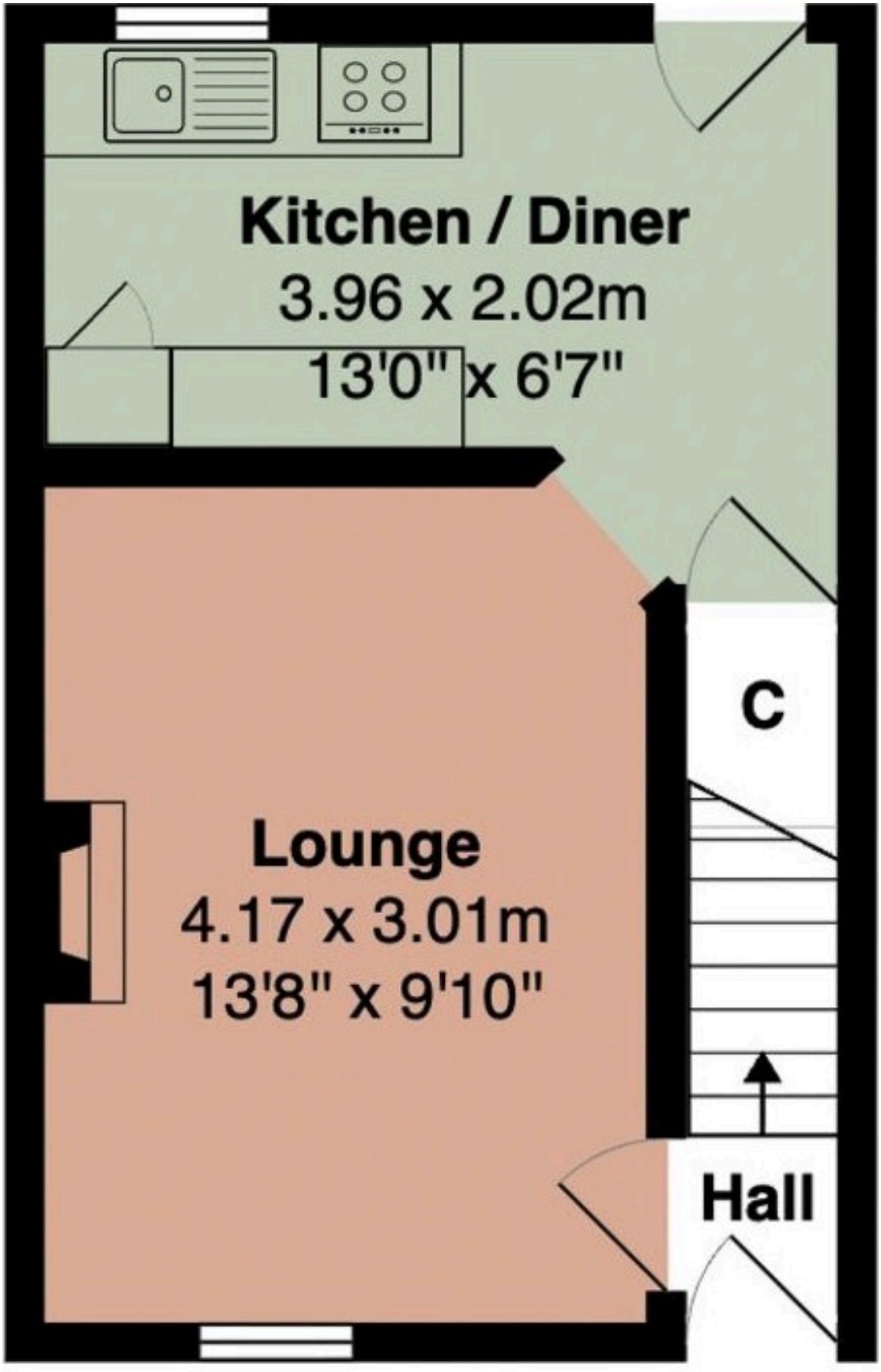
Ground Floor
Area: 25.3 m² ... 273 ft²

First Floor
Area: 25.4 m² ... 273 ft²

Second Floor
Area: 17.1 m² ... 184 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.
The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

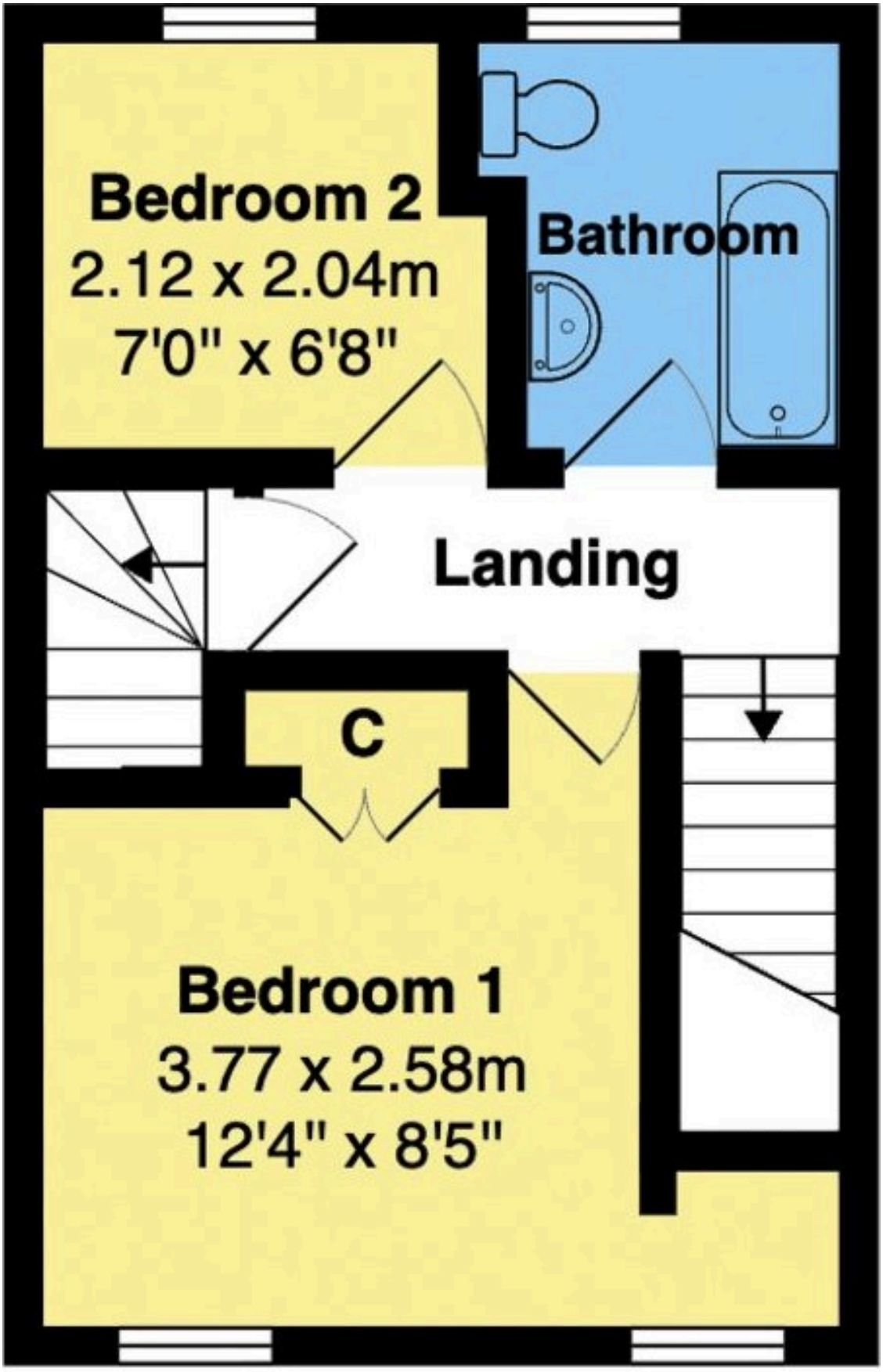
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Ground Floor

Area: 25.3 m² ... 273 ft²

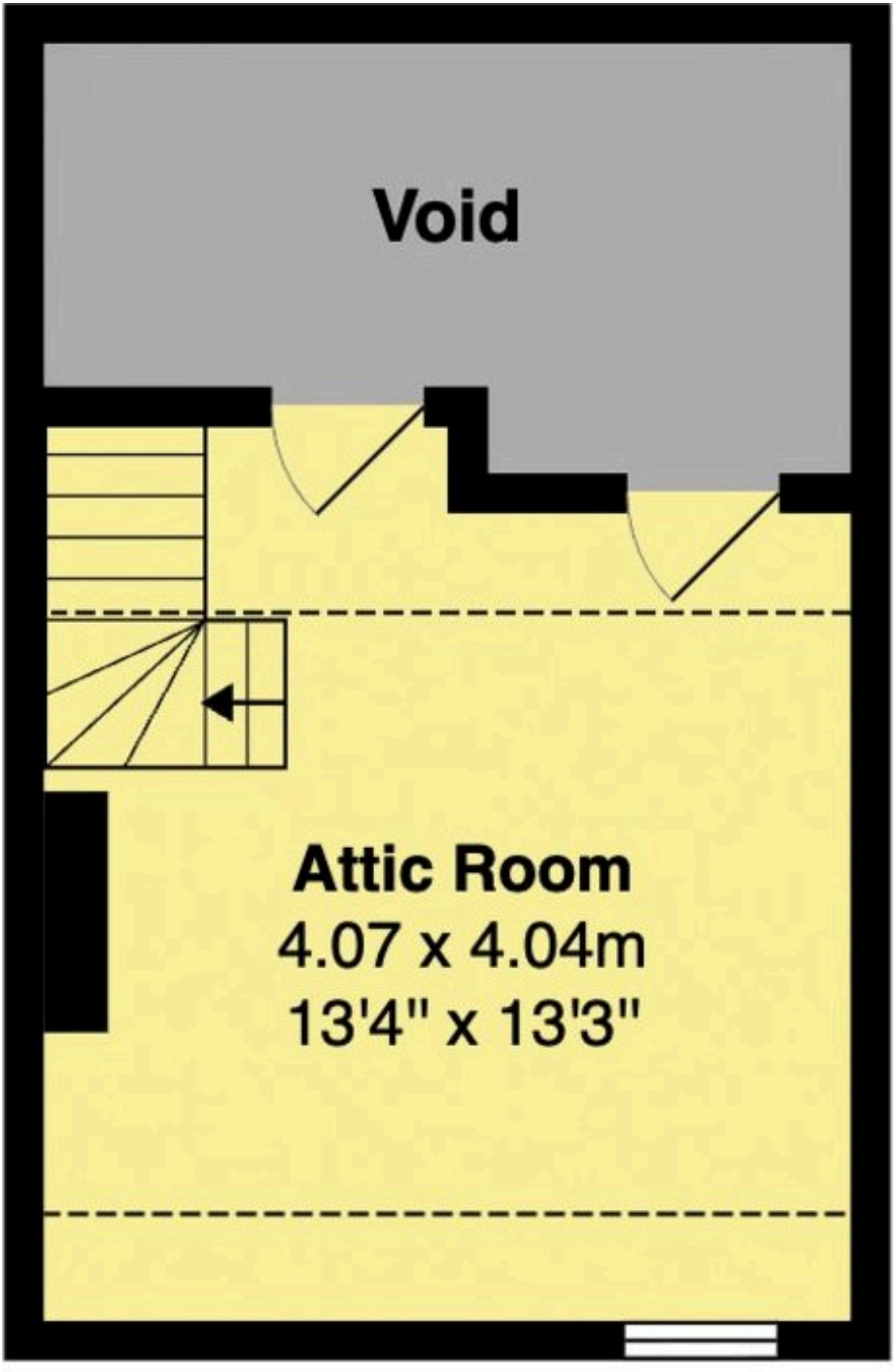
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First Floor

Area: 25.4 m² ... 273 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.



Second Floor

Area: 17.1 m² ... 184 ft²

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