

Fell House
Hartley, Kirkby Stephen



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Fell House is a magnificent stone-built property, formerly a traditional farmhouse with two attached barns and substantially renovated by the current owners during their 23-year tenure. Set in a dramatically wild and secluded position on the threshold of the Yorkshire Dales National Park and within easy reach of the Lake District, the property lies on the popular Coast to Coast national trail and overlooks the beautiful Eden Valley. It features rugged stone elevations, while inside the accommodation is inviting and elegant, complemented by far-reaching views across the surrounding landscape.

Upstairs, the landing leads to four well-appointed bedrooms, together with a dressing room. The generous principal bedroom offers a good sense of space and light, with a vaulted ceiling and triple aspect, as well as an en suite bathroom, with underfloor heating and featuring a bathtub and walk-in shower. The first floor also has a family bathroom with an over-bath shower.

Offers over £900,000



Fell House is set on the edge of the picturesque village of Hartley, close to attractive Kirkby Stephen and surrounded by the dramatic landscapes of the North Pennines National Landscape, the Yorkshire Dales National Park and the Cumbrian fells. Kirkby Stephen provides a good range of everyday amenities, including independent shops, cafés, restaurants, supermarkets and local farmers' markets, together with social and leisure opportunities, schools and medical services. The historic market towns of Appleby in Westmorland and Barnard Castle are also within easy reach, while Kendal (26 miles) and Penrith (33 miles) offer more extensive shopping, cultural and recreational opportunities. The area is well served by respected independent schools, including Sedbergh School and Barnard Castle School (24 miles) one of whose buses serves Kirkby Stephen.

General
Local Authority: Westmorland and Furness Council
Services: Oil central heating. Spring water, Mains electricity,
Septic tank - which we believe to be compliant.
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



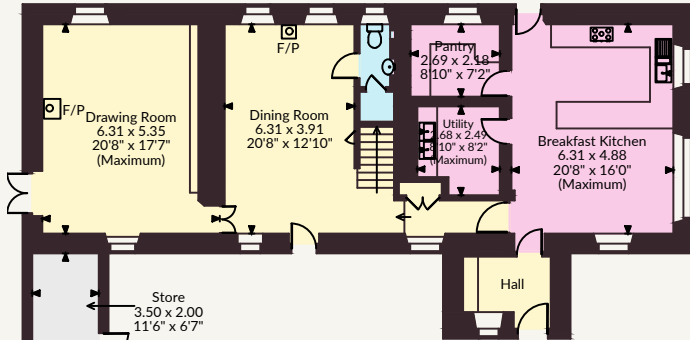
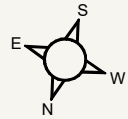
Fell House, Hartley, Kirkby Stephen

Main House internal area 2,654 sq ft (247 sq m)

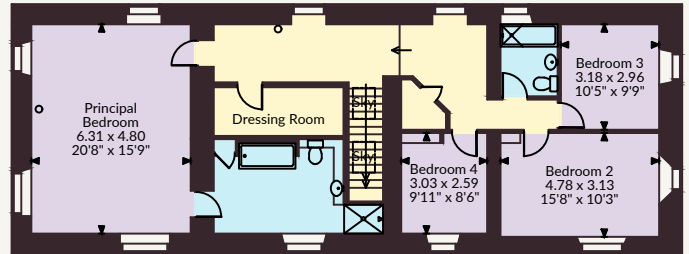
Barn Building internal area 1,571 sq ft (146 sq m)

Store/Greenhouse internal area 240 sq ft (22 sq m)

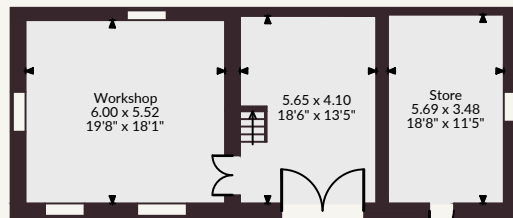
Total internal area 4,465 sq ft (415 sq m)



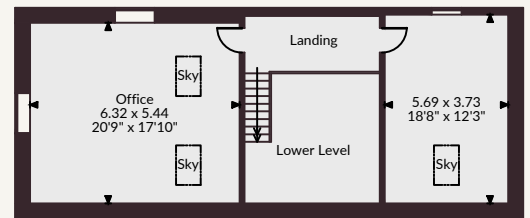
Ground Floor



First Floor



Barn Ground Floor



Barn First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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