



| Soulby | Kirkby Stephen | CA17 4PL

Guide Price £575,000



david britton
ESTATES

Key features

- Recently renovated 3 bedroom attached barn
- Parking for 4-5 vehicles
- Yard and outhouses
- Extensively insulated
- Triple glazed windows
- Electric heating
- Infra red heaters to the ceilings
- multi fuel stoves
- large open plan living/dining/kitchen area
- Private water treatment plant

Description

Found in the lovely village of Soulby near Kirkby Stephen is this incredible newly finished converted barn which has been extended giving an abundance of space, the property has been made passive with a huge amount of insulation and triple glazing making the property extremely energy efficient.

Being architect designed with close attention to energy efficiency, the owners aimed to achieve near PassivHaus standards in going above and beyond the minimum requirements of insulation stated by Building Regulations. Having the benefit of an energy efficient infra-red heating system and carbon neutral woodburning stoves, the house is comfortable to live in and very economic to run. Further adding to the eco-friendly lifestyle is an EV charging point outside.

The property is located in a stunning position overlooking the river with two balconies which offer fabulous views. Internally the property has been finished to an incredibly high standard and our vendor's tasteful style means that this property is ready to move straight into.

The accommodation is spacious throughout. The new larch timber clad extension, which covers the footprint of the original cow byre, offers an entrance vestibule, utility room, open plan living/kitchen/dining area, a large family lounge, a ground floor master bedroom with en-suite and balcony overlooking the river.

In the original 19th century stone barn there is an open plan kitchen, dining area and snug area. Upstairs there are 2 further double bedrooms, one with a beautiful roll top bath and balcony, and a family bathroom. Throughout, high quality energy efficient lighting has been installed. Externally there is ample parking for 4-5 vehicle's, a decked area, a selection of outhouses and a south facing decked yard with pergola offering a lovely area for al fresco dining.

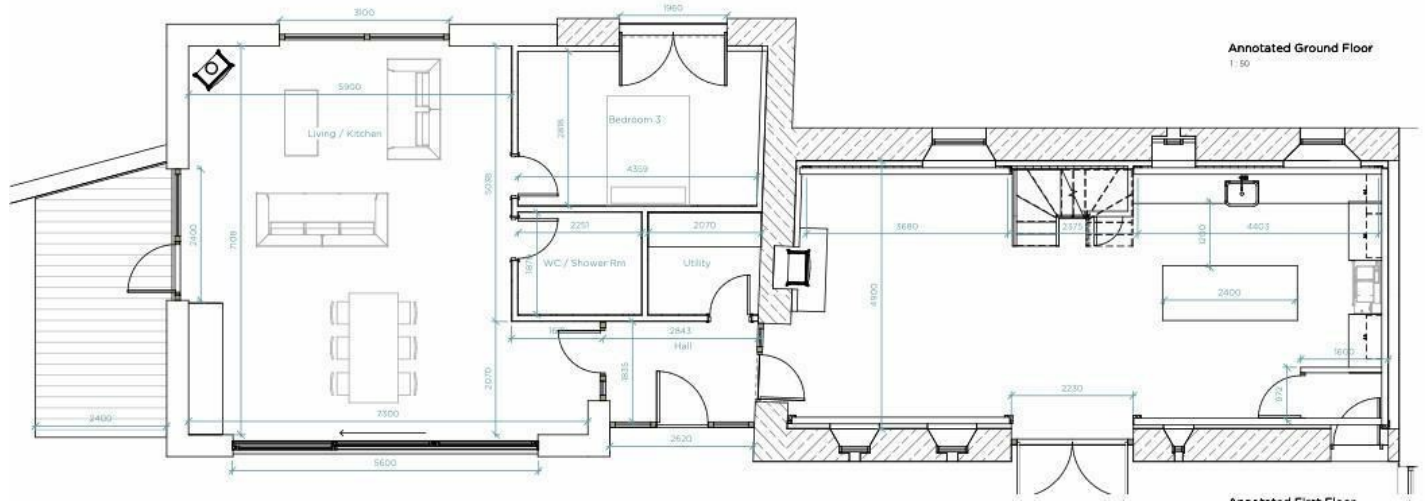
Soulby itself is an extremely pretty village with amazing walks and stunning views and is only two miles from the bustling market town of Kirkby Stephen where there are lots of

Directions





Floor plans



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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