



A 6 BEDROOM GENTLEMAN'S RESIDENCE AND COTTAGE WITH MATURE GARDENS

TOWN HEAD HOUSE,
HIGH STREET, KIRKBY STEPHEN, CUMBRIA CA17 4SH

Freehold

savills



**AN IMPOSING AND HISTORIC 6 BEDROOM
GENTLEMAN'S RESIDENCE AND COTTAGE
SURROUNDED BY MATURE GARDENS
ENJOYING AN ELEVATED POSITION.**

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STEPHEN, CUMBRIA CA17 4SH**

Freehold

Beautiful period features ♦ 6 well-proportioned bedrooms all with en-suite facilities ♦ 2 bedroom cottage and garaging ♦ EPC Rating House: D ♦ EPC Rating Cottage: C

Situation

Barnard Castle 22 miles, Kendal 24 miles, Penrith 26.5 miles, Darlington 37.5 miles

Kirkby Stephen is a rural town in the heart of the Eden Valley, with Town Head House situated in a prime elevated position, the property remains highly convenient from the A66 and M6 with the market town centre offering local amenities, supermarkets and professional services. For the commuter, the A66, M6 and M1 provide links with the major commercial centres of the region, with Kirkby Stephen train station on the Settle to Carlisle line and Penrith station providing excellent links to Manchester and Glasgow along the West Coast mainline railway. This is complemented by Newcastle, Leeds Bradford and Manchester International Airports offering further communications with the rest of the country and overseas.

Description

Town Head House, a former manor house, is one of the oldest and most substantial properties in Kirkby Stephen with the initial property dating back to the 16th Century. Having been extended and altered over the years Town Head House is now a stunning and spacious family residence with beautiful period features and charming character evident throughout. It benefits from gas fired central heating and the vast majority of windows are double-glazed. The main property has 6 well-proportioned bedrooms all with en-suite facilities that have been upgraded in recent years, 5 reception rooms and a handmade fitted kitchen. Town Head House enjoys large mature gardens that add to the setting enjoyed at the property with the main garden area to the rear of the 2 bedroom cottage and garaging.

Accommodation

The entrance porch leads through into the main hallway which has a traditional feature fireplace, double sash window and stunning original oak staircase with carved spindles. Directly ahead, the hallway has a sash window



into the rear courtyard. To the right, through an arched doorway the hallway then leads through to the dining hall which has twin sash windows. Off the dining hall is situated the main formal drawing room, with stunning large bay window to the front and feature fireplace with decorative original fire surround. To the far end of the dining hall there is a side entrance hallway with door to the garden/ front parking area. The side hallway has a cloaks/ WC nearest to the main door with a snug/ office enjoying beautiful views out to the rear garden. To the back of the side hallway a further living room has been opened out to seamlessly continue into a substantial garden room. These two rooms have a glorious view of the rear garden with French doors onto the side gravelled seating area and a feature fireplace in the living room area with a multi-fuel burning stove. The sitting room, in the west wing of the property, is a charming space with original fireplace with decorative surround. The Victorian Estate safe is still installed in the internal wall and is a special feature of the room. The kitchen, to the rear of the sitting room, has locally sourced stone flag flooring and a beautifully hand crafted solid oak kitchen. It includes a built in Neff gas hob and Neff electric oven, with a larder and base units fitted opposite the gas Aga that sits proud at the heart of the room. Off the kitchen there is a utility room which has been plumbed for appliances and offers additional storage.

The head of the staircase on first floor landing has a feature arched window with etched glass and this area leads into the two oldest bedrooms in Town Head House. The first bedroom has superb decorative oak and plaster panelling and a beautiful feature fireplace and surround. The private bathroom has been appointed with a quality bathroom suite that comprises a bath, separate shower, WC and wash hand basin. The second bedroom, again with a private en-suite, enjoys hand-crafted solid ash fitted wardrobes and drawers. The main landing area has two double bedrooms, both with private bathroom suites, situated directly off it with a rear corridor then providing access to two further double bedrooms with en-suite facilities and views out over the gardens.

The Cottage has an open plan reception room and kitchen. The kitchen area has a cottage style fitted kitchen with wall and base units and integrated appliances. Off the living room area the family bathroom has a bath with shower over, WC and wash hand basin. A staircase to the two double bedrooms on the lower level is accessed off the living area as well.

Externally private pillared gates lead onto a large gravelled parking area to the front of the main property and the cottage dividing the two giving a degree of separation. The gravelled area that leads up to a substantial garage/ workshop is adequate for multiple vehicles and it borders both front and back gardens. The front garden is a pleasant bedded area with mature shrubs and trees, with the rear garden mainly laid to lawn with pond, hedged borders and mature bedding areas.

Services: Mains water, drainage, gas and electricity are all connected.

Date of information: Particulars and photographs May 2017

Viewing:

Strictly by appointment with Savills





Town Head House

Approx Gross Internal Area 475.09 sq. metres (5114 sq. feet)
(Including Cottage And Garage)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by their seller, nor their agent

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC