



Whitehouse Farm | Kirkby Stephen





# WHITEHOUSE FARM

## Welcome home to Whitehouse Farm...

There are homes that tell a story the moment you arrive, and Whitehouse Farm is undoubtedly one of them.

This remarkable former farmhouse once formed the heart of the historic White House Farm estate, which extended across much of Kirkby Stephen. A building of considerable prominence in its day, the property has since been sensitively transformed by a local family into an exceptional contemporary home that beautifully balances period character with modern luxury. A complete refurbishment was completed in 2021 by local builders and this stunning home, began its new chapter...

Set behind a dry-stone wall that runs the full length of the boundary, Whitehouse Farm immediately captures the eye. The striking white rendered elevations are complemented by sandstone lintels and anthracite grey double-glazed windows, creating a handsome blend of heritage architecture and contemporary styling. Block paved parking provides space for numerous vehicles, whilst thoughtfully designed gardens and beautifully landscaped outdoor spaces frame the property perfectly.





Property Type:

*Detached House*

Square Footage:

*2267 Sq Ft*

Council Tax Band

*E*

EPC Rating

*C*

Tenure

*Freehold*











Sleep 000

Soothe 000

Sanctuary 000







Cook 000

Create 000

Connect 000





Relax<sup>000</sup>  
Recharge<sup>000</sup>  
Reconnect<sup>000</sup>









# Why Kirkby Stephen?

NESTLED BETWEEN THE YORKSHIRE DALES NATIONAL PARK, THE NORTH PENNINES NATIONAL LANDSCAPE AND THE STUNNING EDEN VALLEY, KIRKBY STEPHEN OFFERS A LIFESTYLE THAT MANY DREAM OF BUT FEW ARE FORTUNATE ENOUGH TO ENJOY. THIS THRIVING MARKET TOWN COMBINES BREATH TAKING SCENERY WITH A STRONG SENSE OF COMMUNITY, MAKING IT ONE OF CUMBRIA'S MOST DESIRABLE PLACES TO CALL HOME.

LIFE IN KIRKBY STEPHEN MOVES AT A PACE THAT ALLOWS RESIDENTS TO TRULY APPRECIATE THEIR SURROUNDINGS. HISTORIC COBBLED YARDS, TRADITIONAL STONE BUILDINGS AND INDEPENDENT SHOPS LINE THE TOWN CENTRE, CREATING A WELCOMING ATMOSPHERE THAT HAS REMAINED LARGELY UNCHANGED FOR GENERATIONS. YET BENEATH ITS HISTORIC CHARM LIES A VIBRANT AND ACTIVE COMMUNITY WITH EVERYTHING NEEDED FOR MODERN DAY LIVING.

FOR FAMILIES, KIRKBY STEPHEN OFFERS EXCELLENT EDUCATIONAL OPPORTUNITIES, LOCAL SPORTS CLUBS AND A SAFE ENVIRONMENT WHERE CHILDREN CAN ENJOY THE FREEDOM OF GROWING UP SURROUNDED BY OPEN COUNTRYSIDE. THE TOWN BENEFITS FROM A RANGE OF EVERYDAY AMENITIES INCLUDING SUPERMARKETS, CAFÉS, RESTAURANTS, HEALTHCARE SERVICES AND INDEPENDENT RETAILERS, ENSURING DAILY LIFE REMAINS BOTH CONVENIENT AND ENJOYABLE.

OUTDOOR ENTHUSIASTS ARE PARTICULARLY DRAWN TO THE AREA. THE FAMOUS COAST TO COAST WALK PASSES THROUGH THE TOWN, WHILE COUNTLESS FOOTPATHS, BRIDLEWAYS AND CYCLING ROUTES WEAVE THROUGH THE SURROUNDING FELS, VALLEYS AND ROLLING COUNTRYSIDE. WHETHER IT'S A MORNING WALK BESIDE THE RIVER EDEN, A WEEKEND HIKE ACROSS WILD BOAR FELL OR EXPLORING THE NEARBY YORKSHIRE DALES AND LAKE DISTRICT NATIONAL PARKS, ADVENTURE IS ALWAYS CLOSE TO HOME.

DESPITE ITS RURAL SETTING, KIRKBY STEPHEN REMAINS REMARKABLY WELL CONNECTED. THE NEARBY A66 PROVIDES EASY ACCESS TO PENRITH, SCOTCH CORNER AND THE WIDER MOTORWAY NETWORK, WHILST THE RENOWNED SETTLE TO CARLISLE RAILWAY OFFERS ONE OF THE MOST SCENIC RAIL JOURNEYS IN THE COUNTRY, CONNECTING RESIDENTS TO LARGER TOWNS AND CITIES WITH EASE.

ONE OF KIRKBY STEPHEN'S GREATEST ATTRACTIONS IS ITS SENSE OF BELONGING. COMMUNITY EVENTS, LOCAL MARKETS, AGRICULTURAL SHOWS AND SEASONAL CELEBRATIONS BRING RESIDENTS TOGETHER THROUGHOUT THE YEAR, CREATING A WARM AND WELCOMING ENVIRONMENT FOR BOTH NEWCOMERS AND LONG-ESTABLISHED FAMILIES ALIKE.

FOR THOSE SEEKING A BALANCE BETWEEN COUNTRYSIDE TRANQUILLITY AND EVERYDAY CONVENIENCE, KIRKBY STEPHEN DELIVERS AN EXCEPTIONAL QUALITY OF LIFE. SURROUNDED BY SOME OF ENGLAND'S MOST SPECTACULAR LANDSCAPES, RICH IN HISTORY AND SUPPORTED BY A THRIVING COMMUNITY, IT IS A PLACE WHERE PEOPLE COME NOT ONLY TO LIVE, BUT TO TRULY FEEL AT HOME.



# YOUR GUIDE TO LOCAL AMENITIES

## A Delicious Meal?

There are a vast array of eateries within walking distance of your front door. Local cafes and bars cater to all tastes. For something special, The Bay Horse at Winton offers a mouthwatering menu, including the all important Sunday roast

## The Closest Shops

Artisan shops are what Kirkby Stephen is known for and the high street is a veritable array of independent stores. The Co-Op is there for all the essentials. For the big shop, Penrith and Kendal are equidistant



## Somewhere Nice to Walk the Dog?

You can access many scenic walks right from your door. If it's with your four-legged friend or not!

## The Closest School?

Kirkby Stephen offers both Primary and second education within the town and both are within walking distance

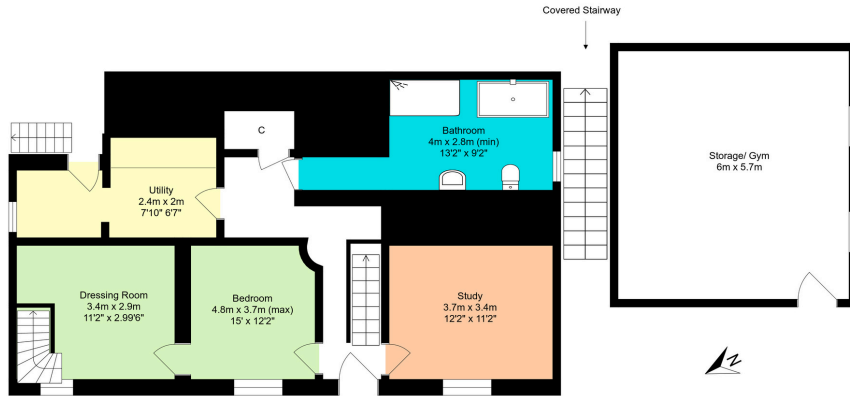
## A Refreshing Pint?

You really are spoilt for choice in Kirkby Stephen! Try The Berry Grape and Grain for a fantastic array of Gin, wines and beer.

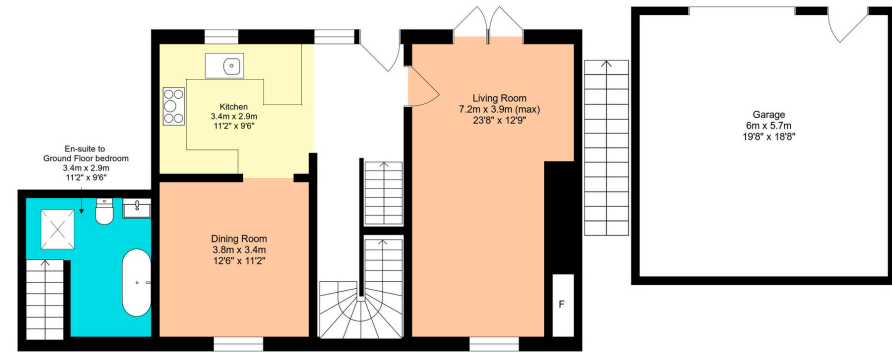


# Total Floor Area 2267 sq.ft approx.

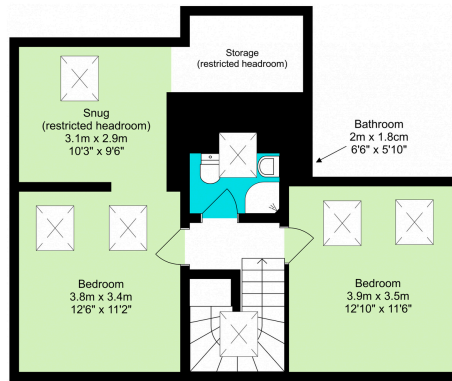
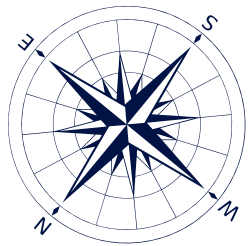
Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR - STREET LEVEL



FIRST FLOOR - LIVING LEVEL



SECOND FLOOR

  
NICHOLSON & WOOLF

Contact our amazing team to arrange any viewings or market appraisals  
Available 7 days a week and outside of business hours  
**Contact directly on 01768 204563**