

Mossghyll Rowgate, Kirkby Stephen, CA17 4SP

Guide Price £260,000

PFK

Mossghyll Rowgate

Kirkby Stephen

Dating from 1938, as confirmed by the original date stone, this delightful three-bedroom mid-terraced home occupies a desirable position within one of Kirkby Stephen's established residential areas. Having been a much-loved and well-maintained home for many years, the property now presents an excellent opportunity for new owners to update and personalise to their own tastes, creating a wonderful home for years to come.

The accommodation begins with a welcoming entrance hall, providing access to the principal reception rooms and staircase to the first floor. Positioned to the front aspect, the living room enjoys a charming box bay window that floods the room with natural light, whilst an electric fire set within a wooden surround provides a focal point. A characteristic 1930s framed double doorway leads seamlessly through to the dining room, enhancing the sense of space and connectivity between the reception areas.

The dining room is a generous and versatile room, ideal for both everyday family life and entertaining. Benefitting from a useful fitted cupboard and an excellent understairs storage cupboard, the room also provides access to the kitchen.

Forming part of a later extension, the kitchen is fitted with a range of wall and base units and offers space for a freestanding cooker, washing machine and fridge freezer. A stainless steel sink is positioned beneath the rear-facing window, enjoying views over the delightful garden, whilst a wall-mounted boiler and external door complete this practical space.







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To the first floor, the landing provides access to all three bedrooms, the bathroom and additional storage. A particularly useful cupboard extends over part of the passageway between the property and the neighbouring residence, complemented by a separate linen cupboard and loft access.

The bathroom is positioned to the rear and is fitted with a suite comprising bath, wash hand basin and WC. There are three bedrooms in total, including two comfortable double bedrooms situated to the front and rear aspects respectively, together with a well-proportioned single bedroom which partially extends over the passageway below.

Externally, the property continues to impress. The established rear garden is a true delight, thoughtfully planted with an array of mature flowers, shrubs and trees, creating a colourful and peaceful setting to relax, garden and enjoy throughout the seasons. A pathway meanders through the garden, leading to the detached stone-built garden workshop, which benefits from a manual up-and-over door together with a pedestrian access door.

Please note that there is no legal right of way from the rear driveway to the garden or the workshop; the driveway being under the ownership of a neighbouring property.

Offering an abundance of potential, character and charm, this attractive home presents a wonderful opportunity to acquire a well-cared-for property in a sought-after location, ready for its next chapter and new custodians to make it their own.













Mossghyll Rowgate

Kirkby Stephen

Kirkby Stephen is a popular upper Eden market town situated 4 miles from Brough/A66 trans-Pennine route and 12 miles from the M6 at Tebay/Junction 38, with Penrith, Carlisle and Kendal also being within commuting distance. The town provides a good range of everyday facilities including supermarket, hotels and public houses, primary and secondary schools and also benefits from a station on the scenic Settle-Carlisle railway line.

- **Deceptive 3 bed mid terraced residence**
- **3 bedrooms, 1 bathroom, 2 reception rooms**
- **Convenient & desirable town location**
- **Established gardens & detached garden workshop**
- **NO ONWARD CHAIN**
- **Tenure - Freehold**
- **Council Tax Band - C**
- **EPC rating D**

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room
10' 1" x 15' 9" (3.08m x 4.81m)

Dining Room
16' 2" x 12' 7" (4.92m x 3.83m)

Kitchen
8' 1" x 10' 11" (2.46m x 3.33m)

FIRST FLOOR - Landing

Bathroom
6' 6" x 9' 7" (1.97m x 2.92m)

Bedroom 1
9' 9" x 17' 7" (2.98m x 5.36m)

Bedroom 2
9' 5" x 9' 7" (2.86m x 2.93m)

Bedroom 3
9' 8" x 9' 0" (2.94m x 2.75m)

EXTERNAL

Garden Workshop
9' 0" x 17' 9" (2.75m x 5.41m)







ADDITIONAL INFORMATION

Services
Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Flying Freehold
The property includes a structural element extending over a shared passageway, which may be regarded as a flying freehold; purchasers are advised to seek legal advice regarding associated rights of support and access.

Directions
The property can be located by using What3Words - ///register.cleansed.dive or via the Post Code CA17 4SP. A For Sale board has also been erected for identifying purposes.

Referrals & Other Payments
PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase. • Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price. • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products. • EPCs (M & G EPCs Ltd): £25 for EPC • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







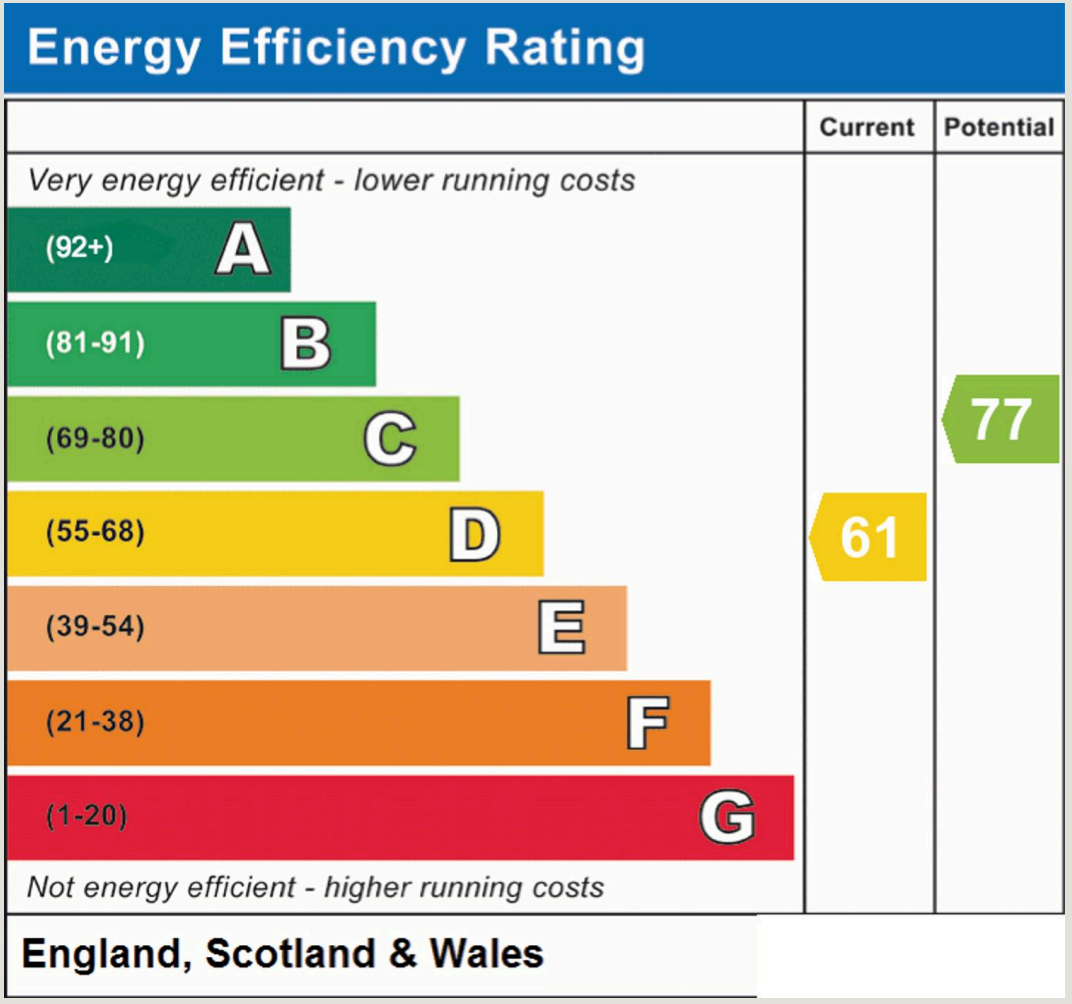









Entrance Hall
5'6" x 12'6"
1.70 x 3.82 m
Kitchen
8'0" x 10'10"
2.46 x 3.33 m
Dining Room
16'1" x 12'6"
4.92 x 3.83 m
Living Room
10'1" x 15'9"
3.08 x 4.81 m
Floor 0 Building 1
Cupboard
3'4" x 6'3"
1.03 x 1.91 m
Bedroom 3
9'7" x 9'0"
2.94 x 2.75 m
Landing
9'7" x 2'11"
2.92 x 0.89 m
Bathroom
6'5" x 9'7"
1.97 x 2.92 m
Bedroom 1
9'9" x 17'7"
2.98 x 5.36 m
Bedroom 2
9'4" x 9'7"
2.86 x 2.93 m
Floor 1 Building 1
Garden Workshop
9'0" x 17'9"
2.75 x 5.41 m
Floor 0 Building 2
PFK
Approximate total area(1)
1113 ft²
103.4 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
77
England, Scotland & Wales



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