

REDMAYNE HOUSE



BLenheim





A STRIKING,
TRADITIONAL
RESIDENCE
BOASTING
EXPANSIVE LIVING
SPACES

OCCUPYING AN ENVIABLE CORNER POSITION AND A HALF ACRE PLOT (APPROX.) IN THE CHARMING MARKET TOWN OF KIRKBY STEPHEN, REDMAYNE HOUSE IS A GRADE II LISTED, EIGHT BEDROOMED RESIDENCE THAT SPANS THREE IMPRESSIVE FLOORS.

Currently operating as a successful guest accommodation business, there is potential for this substantial dwelling to be utilised as a magnificent family home (subject to change of use).





The original parts of Redmayne House are believed to date back to the early 1650s, however there is a later date mark of 1787 on the rainwater head.

The attractive façade showcases typical Georgian grandeur, including aesthetically pleasing symmetry, sash windows and a central six-panelled entrance door. Inside, a host of character features await. High coved ceilings, beautiful fireplaces and oak flooring all add a sense of homeliness and originality.

With four generously proportioned reception rooms, there is plenty of space to host guests or live comfortably as a family. The lounge is a truly outstanding reception room which enjoys views of the gardens and an abundance of natural light. A well-appointed breakfast kitchen features a two-oven Aga and a large central island with space for seating. Currently utilised as a games room for guests, the utility room presents a versatile area and also connects to a store room on the first floor that offers scope for an additional living area. There is Listed Building Consent granted for the conversion of the utility room and first floor store room into a self-contained one bedroom, one bathroom annexe. Plans can be found on the Westmorland & Furness Council website under Application Number 2025/1351/LBC.

Set across two floors with two split-level landings are eight bedrooms. Presenting comfortable surroundings for guests or a growing family, each bedroom is extremely well-proportioned. Five of the bedrooms have the benefit of independent en-suites, one shares a jack-and-jill shower room and the remaining bedroom is served by a separate shower room.





A stunning walled garden with a south-facing aspect, a sizeable terrace and a garden room that has provision for a hot tub provides a peaceful, private spot to unwind. Off-road parking is accommodated for two vehicles within a gravelled driveway at the front of the home, along with a double garage and the provision for an electric vehicle charging point.

Kirkby Stephen is a lovely market town in the scenic Upper Eden Valley in the Yorkshire Dales National Park. Historic buildings make this a wonderful place to visit and live, with a host of amenities available such as public houses, restaurants, shops and cafes. The town is surrounded by countryside and the nearby attractions include Brough Castle, Stainmore Railway Company, Nine Standards Rigg, Podgill Viaduct and Wharton Hall. There are good road links available via the A66, M6 and A1, connecting to the Lake District, Newcastle, Carlisle, South-West Scotland and Leeds. The town has its own train station which is on the National Rail network and provides journeys to Carlisle and Leeds.

The property briefly comprises of on the ground floor: Entrance hall, dining room, sitting room, WC, snug, study, breakfast kitchen, utility room, side entrance lobby, coal store, inner landing and lounge. Accessible externally is a double garage, garden room and boiler store.

On the first floor: Landing and store room above the utility room, main landing, bedroom 1, bedroom 1 en-suite shower room, bedroom 2, bedroom 2 en-suite shower room, store, bedroom 3, bedroom 3 en-suite bathroom, WC, secondary landing, bedroom 4 and bedroom 4 en-suite shower room.

On the second floor: Landing, bedroom 5, bedroom 5 en-suite bathroom, bedroom 6, shower room, inner landing with a store and stairs to the loft, bedroom 7, jack-and-jill shower room and bedroom 8.

Basement level: Split into four cellars.

GROUND FLOOR

A heavy timber door with a glazed panel above opens to the entrance hall.

Entrance Hall

A grand entrance hall featuring a coved ceiling, pendant light point, central heating radiator, deep skirtings and beautiful tiled flooring. Two useful cupboards incorporate shelving. Timber doors open to the dining room, sitting room and snug.

Dining Room

21'3 x 14'9 (6.48m x 4.49m)

A generously proportioned dining room with a front facing timber glazed bay window, side facing timber glazed sash windows (one with fitted shutters), coved ceiling, pendant light points, fully panelled walls including a decorative archway, wall mounted light point, central heating radiator and oak flooring. The focal point of the room is the cast iron fireplace with a timber mantel and a fossilised limestone surround/hearth. A built-in cupboard sits to one corner of the room and has shelving.

Sitting Room

16'6 x 11'1 (5.03m x 3.37m)

A cosy sitting room with a front facing timber glazed bay window, side facing timber glazed internal panels, coved ceiling and a pendant light point. Also having a central heating radiator, TV/aerial point, telephone point, deep skirtings and herringbone parquet flooring. To one corner is a range of fitted shelving. The focal point of the room is the fireplace with a timber mantel and a stone tiled hearth. A timber door opens to the WC.

WC

Having a front facing timber double glazed panel, glazed roof light, pendant light point, wall mounted light point, central heating radiator with a towel rail and tiled flooring. A St. James England suite in white comprises a high cistern WC and a pedestal wash hand basin with a chrome mixer tap.

Snug

13'11 x 11'0 (4.24m x 3.61m)

A well-proportioned snug with exposed timber beams, pendant light points, central heating radiator and a telephone point. The focal point of the room is the log burner with a stone surround and hearth. An opening leads into a study. Double timber doors open to a staircase that leads down to the basement level. Timber doors also open to a storage cupboard and the breakfast kitchen.

Study

12'6 x 4'9 (3.80m x 1.46m)

Having a side facing timber glazed sash window, exposed timber beams, pendant light point and a range of fitted furniture incorporating shelving.



ENTRANCE HALL



DINING ROOM



SITTING ROOM



SNUG



SNUG



BREAKFAST KITCHEN

GROUND FLOOR CONTINUED & FIRST FLOOR (ABOVE UTILITY)

Breakfast Kitchen

18'2 x 16'4 (5.54m x 4.98m)

A fabulous breakfast kitchen with side facing timber glazed sash windows (one partially obscured and with fitted shutters), pendant light points and stone flagged flooring with under floor heating. A range of fitted base/wall and drawer units incorporate granite work surfaces, matching upstands, tiled splash backs, a 2.0 bowl Belfast style sink with a chrome mixer tap and a Quooker boiling tap, and an additional Carron Phoenix 0.5 bowl sink with a chrome mixer tap. A central island provides further storage and has a matching granite work surface that extends to allow space for two chairs. The main cooking appliance is the two-oven Aga with a six-ring gas hob and an extractor hood above. The integrated appliances include a Bosch fan-assisted oven, a Bosch microwave, a Bosch dishwasher, an under-counter fridge and a Bosch full-height fridge/freezer. A door opens to the utility room.

Utility Room

A large and versatile room, currently used as a games room for guests. Having side facing timber glazed sash windows (one with fitted shutters), flush light points and a central heating radiator. To one corner is a Belfast style sink with hot and cold taps and a fitted work surface with space beneath for a washing machine and a tumble dryer. Timber doors open to the side entrance lobby and coal store. A timber door also opens to a path at the rear of the property.

Side Entrance Lobby

Having a pendant light point and a heavy entrance door with an obscured glazed panel above that opens to Christian Head.

From the utility room, a staircase with an oak hand rail and balustrading rises to the:

First Floor (Above Utility Room)

Landing

Having a side facing timber glazed panel and a timber door opening to the store room.

Store Room

23'10 x 17'4 (7.27m x 5.28m)

Having side facing timber glazed sash windows, a Velux roof window, pendant light point and a fireplace.

Ground Floor Continued

From the entrance hall, an oak staircase with a hand rail and balustrading rises to the:

Inner Landing

Having a rear facing timber stained glass panel, coved ceiling, pendant light point with a decorative ceiling rose and deep skirtings. A timber door opens to the lounge.

Lounge

23'11 x 18'1 (7.29m x 5.50m)

A reception room of grand proportions that is filled with natural light and enjoys pleasant views of the garden. Having side facing timber glazed windows with fitted shutters, intricately coved ceiling, pendant light point with a decorative ceiling rose, picture rail, central heating radiators, telephone point and deep skirtings. The focal point of the room is the cast iron fireplace with a timber mantel and a marble surround/hearth.

From the inner landing, the oak staircase with a hand rail and balustrading rises to the main landing on the first floor.



BREAKFAST KITCHEN



UTILITY ROOM



LOUNGE



BEDROOM 1

FIRST FLOOR CONTINUED

Main Landing

A split-level landing with a coved ceiling, pendant light points and deep skirtings. Timber doors open to bedroom 1, bedroom 2, WC, secondary landing, store, bedroom 3 and bedroom 3 en-suite bathroom.

Bedroom 1

15'9 x 15'0 (4.80m x 4.57m)

An exceptionally spacious bedroom suite with front and side facing timber glazed sash windows, coved ceiling, pendant light points and a central heating radiator. A timber door opens to the bedroom 1 en-suite shower room.

Bedroom 1 En-Suite Shower Room

Having a front facing timber glazed sash window, coved ceiling, recessed lighting, extractor fan, chrome heated towel rail, wall mounted light point, shaver point and tiled flooring. A suite in white comprises a low-level WC and a Burlington pedestal wash hand basin with a Bristan chrome mixer tap. To one corner is a separate shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 2

14'5 x 13'2 (4.40m x 4.02m)

An elegantly decorated bedroom suite with a front facing timber glazed sash window, flush light points and a central heating radiator. There is an inset storage cupboard with shelving. A timber door with an obscured glazed panel opens to the bedroom 2 en-suite shower room.



BEDROOM 1 EN-SUITE SHOWER ROOM



BEDROOM 2 EN-SUITE SHOWER ROOM



BEDROOM 2



BEDROOM 3



BEDROOM 3 EN-SUITE BATHROOM

FIRST FLOOR CONTINUED

Each of the eight bedrooms offer plenty of space for a growing family or accommodation business, adding versatility for a range of purchasers.

Bedroom 2 En-Suite Shower Room

Having a side facing timber partially obscured double glazed window, recessed lighting, extractor fan, wall mounted light point, central heating radiator with a towel rail, shaver point and tiled flooring. A suite in white incorporates a low-level WC and a Burlington pedestal wash hand basin with a Bristan chrome mixer tap. To one corner is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

Bedroom 3

18'10 x 14'0 (5.73m x 4.27m)

Another spacious bedroom suite with a side facing timber glazed sash window, coved ceiling, pendant light points, picture rail, central heating radiators and deep skirtings. A timber door opens to the bedroom 3 en-suite bathroom.

Bedroom 3 En-Suite Bathroom

A luxurious bathroom with a side facing timber glazed sash window, coved ceiling, pendant light point, recessed lighting, extractor fan, wall mounted light points, heated towel rail and a shaver point. A suite in white comprises a low-level WC and a Burlington pedestal wash hand basin with a Bristan chrome mixer tap. A freestanding roll top bath includes a Bristan chrome mixer tap and a hand shower facility. To one corner is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door. A timber door opens to the main landing.

WC

Having a rear facing timber glazed sash window, light, central heating radiator and a low-level WC.

Secondary Landing

Having a front facing timber glazed panel, a Velux roof window, pendant light point and a range of built-in cupboards. Timber doors open to bedroom 4 and the main landing. A staircase with a timber hand rail and balustrading leads down to a door that opens to the breakfast kitchen on the ground floor.

Bedroom 4

17'11 x 16'8 (5.46m x 5.07m)

A superb bedroom with a side facing timber glazed sash window, pendant light points, central heating radiators and a built-in storage cupboard with shelving. The focal point of the room is the cast iron fireplace. A timber door with obscured glazed panels and glazed internal panels above opens to the bedroom 4 en-suite shower room.

Bedroom 4 En-Suite Shower Room

Having a side facing timber glazed sash window, recessed lighting, extractor fan, wall mounted light point, partially panelled walls and a heated towel rail. A suite in white comprises a low-level WC and a wash hand basin with a Laura Ashley chrome mixer tap and storage beneath. To one wall is a shower enclosure with a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door.

From the main landing, the staircase continues to the second floor.



BEDROOM 4



BEDROOM 4 EN-SUITE SHOWER ROOM



BEDROOM 5



BEDROOM 7



BEDROOM 5 EN-SUITE BATHROOM



JACK-AND-JILL EN-SUITE SHOWER ROOM

SECOND FLOOR

Landing

Another split-level landing with glazed roof lights and pendant light points. A glazed floor beyond the balustrading of the staircase looks down to the first floor landing below. Timber doors open to bedroom 5, bedroom 6, shower room, bedroom 7 and bedroom 8. A timber door also opens to an inner landing with a store and a staircase that leads up to the loft space.

Bedroom 5

15'6 x 13'5 (4.72m x 4.08m)

Having front and side facing timber glazed sash windows with window seats, pendant light point and a central heating radiator. There is a built-in storage cupboard with cloaks hanging. A timber door opens to the bedroom 5 en-suite bathroom.

Bedroom 5 En-Suite Bathroom

Having a front facing timber glazed sash window, recessed lighting, extractor fan, wall mounted light point, central heating radiator with a towel rail, shaver point and tiled flooring. A suite in white comprises a low-level WC and a Burlington pedestal wash hand basin with a Bristan chrome mixer tap. A panelled bath incorporates a Bristan chrome mixer tap, a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen.

Bedroom 6

11'9 x 8'1 (3.58m x 2.46m)

Having a front facing timber glazed sash window, pendant light point and a central heating radiator.

Shower Room

Offering potential to be used as an en-suite to bedroom 6. Having recessed lighting, extractor fan, partially panelled walls, chrome heated towel rail, shaver point and tiled flooring. A suite in white comprises a Vitra low-level WC and

a wash hand basin with a Laura Ashley chrome mixer tap and storage beneath. To one corner is a shower enclosure with a fitted Mira shower and a glazed screen/door.

Bedroom 7

19'2 x 9'3 (5.85m x 2.83m)

Having a side facing timber glazed sash window that overlooks the garden, pendant light point, wall mounted light point and a central heating radiator. There is a wash hand basin with a Tavistock chrome mixer tap, a tiled splash back and storage beneath. The focal point of the room is the cast iron fireplace. A timber door opens to the jack-and-jill shower room.

Jack-and-Jill Shower Room

Having a side facing internal glazed panel, flush light point, extractor fan and a chrome heated towel rail. A suite in white comprises a low-level WC and a wall mounted wash hand basin with a chrome mixer tap and a tiled splash back. A shower enclosure incorporates a fitted Bristan rain head shower, an additional hand shower facility and a glazed screen/door. Timber doors open to bedrooms 7 and 8.

Bedroom 8

19'1 x 9'7 (5.81m x 2.91m)

Having a side facing timber glazed sash window, pendant light point, wall mounted light point and central heating radiator. There is a wash hand basin with a Tavistock chrome mixer tap, a tiled splash back and storage beneath.



BEDROOM 8



*IMAGE FOR ILLUSTRATION PURPOSES ONLY

EXTERIOR & GARDENS

Located in a charming town, Redmayne House is a beautiful dwelling that exudes grandeur.

Redmayne House sits proudly on its corner plot and is accessed by an opening within a stone wall and a wrought iron pedestrian gate. A gravelled driveway provides parking for two vehicles and has exterior lighting and provision for an electric vehicle charging point. Access can be gained to the double garage.

Double Garage

20'0 x 19'6 (6.10m x 5.94m)

Having an up-and-over door, timber glazed window, light and power.

The front of the property is enclosed by wrought iron railings and a central path flanked by neatly planted borders with shrubs leads to the main entrance door. There is also exterior lighting and planted borders along the front elevation.

A path with a rockery to one side leads down the left side of the property to a wooden pedestrian gate, which opens to a gravelled/block paved terrace with exterior lighting. Access can be gained to the garden room.

Garden Room

20'5 x 14'2 (6.22m x 4.31m)

Having glazed roof lights, front and side facing glazed windows/panels, pendant light points, power and tiled flooring. There is provision for a hot tub and double timber doors with glazed panels opening to the seating terrace. A timber door opens to the boiler store.

Boiler Store

12'0 x 7'7 (3.66m x 2.30m)

Having a timber access door, rear facing timber glazed panel, light, power and housing the two Worcester boilers.

From the seating terrace, a path with exterior lighting leads round to the rear of the property where access can be gained to the boiler store and utility room.

Beyond the terrace is a substantial garden that is mainly laid to lawn with a variety of mature trees, shrubs and flowers. To one corner of the garden is a circular planted area with a gravelled path around its perimeter and a barked vegetable patch with a water tap and an external power point. The garden is enclosed by brick/stone walling and fencing.





DOUBLE GARAGE



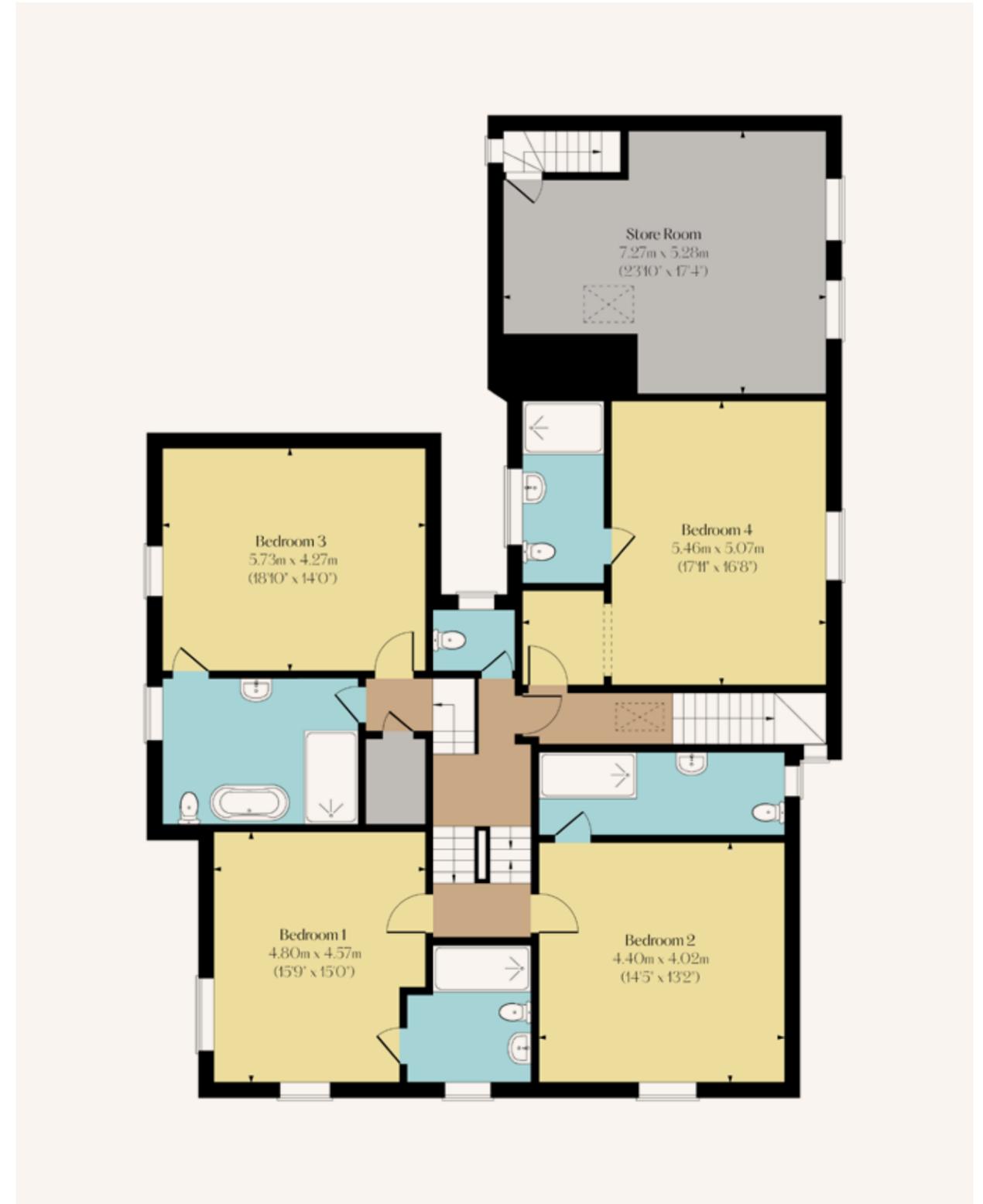
GROUND FLOOR

Approximate Floor Area:
2526 SQ.FT. (234.7 SQ.M)
Total Approximate Floor Area (Excluding Loft & Garage):
6301 SQ.FT. (585.4 SQ.M)



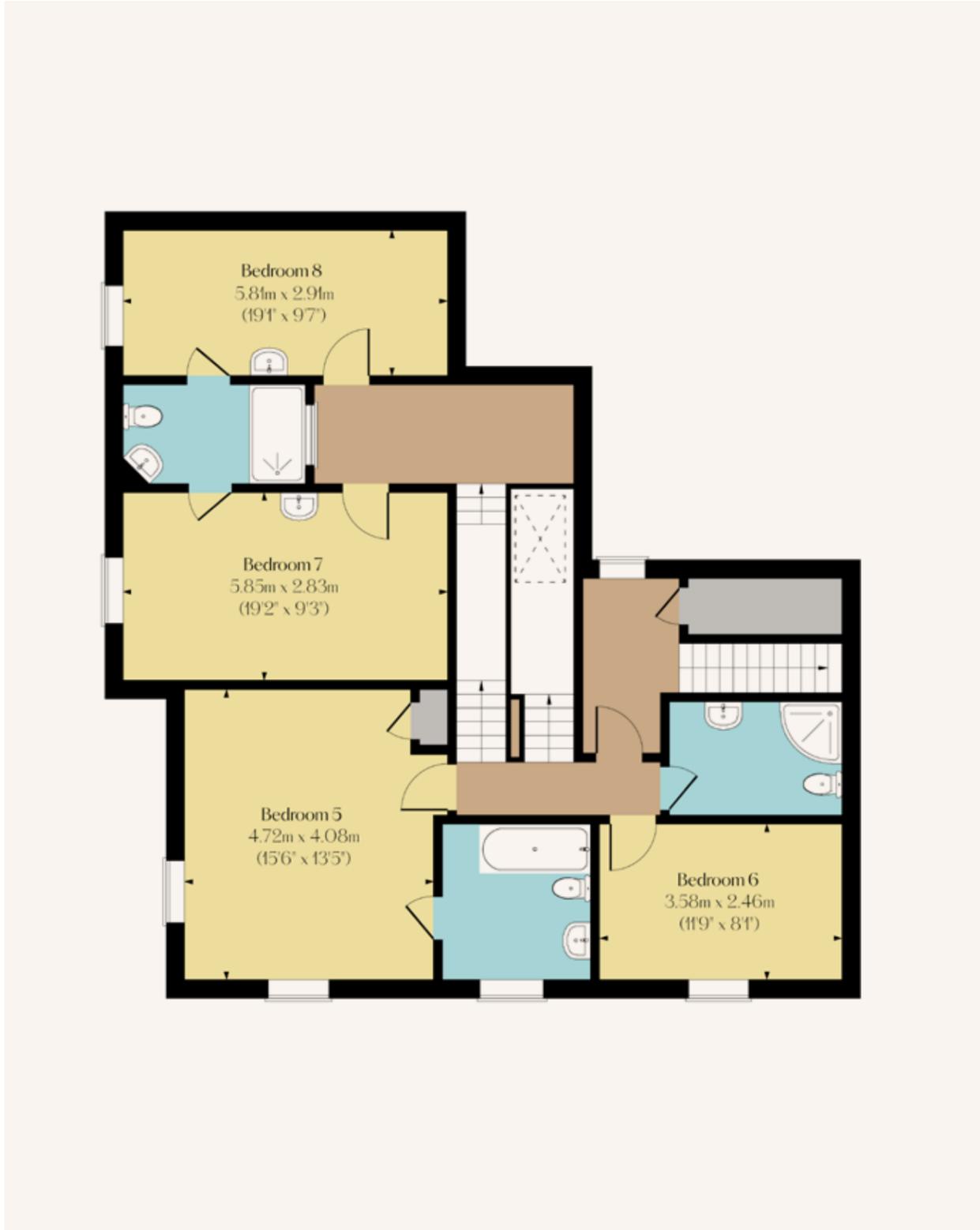
FIRST FLOOR

Approximate Floor Area:
1919 SQ.FT. (178.3 SQ.M)



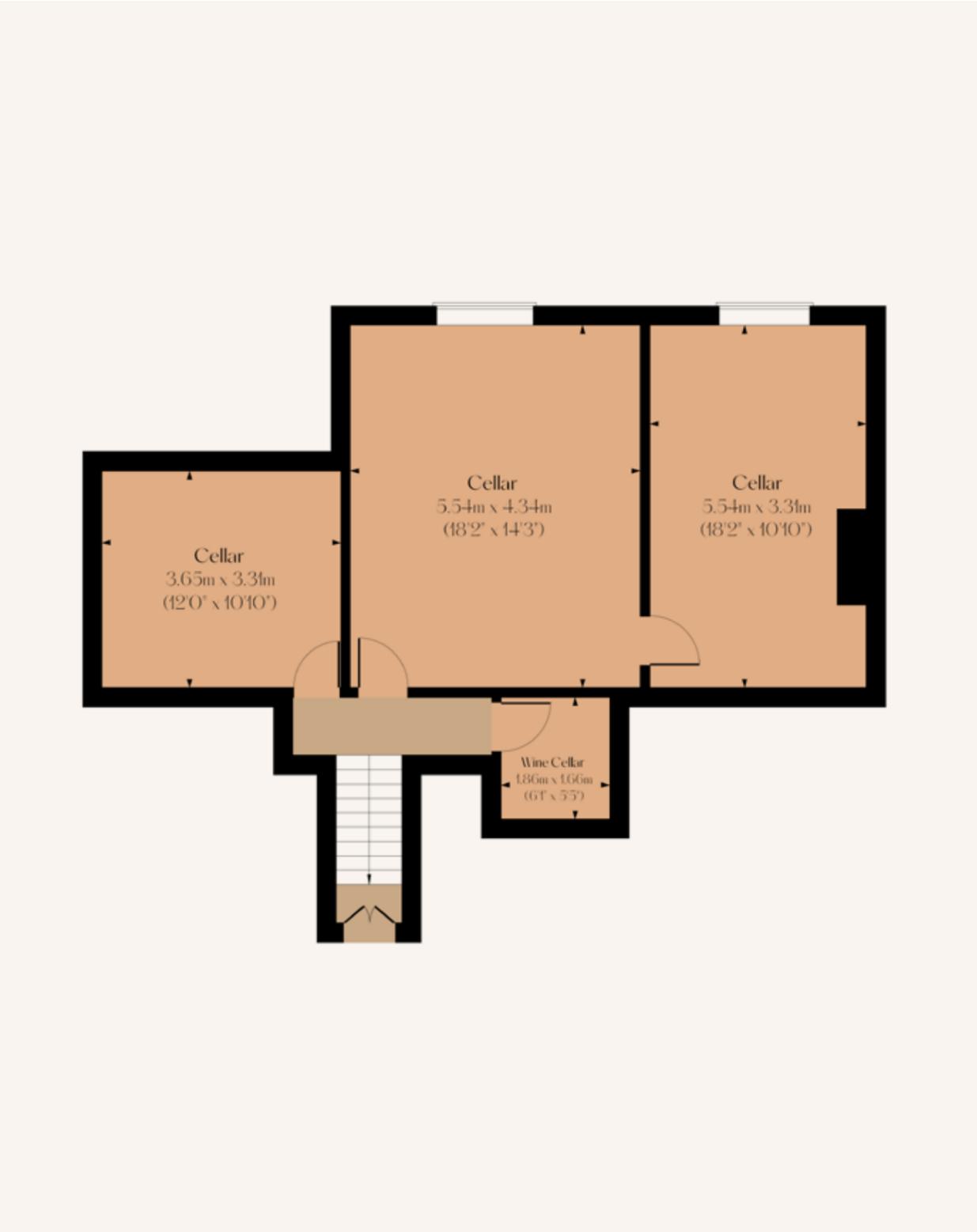
SECOND FLOOR

Approximate Floor Area:
1152 SQ.FT. (107.0 SQ.M)



BASEMENT LEVEL

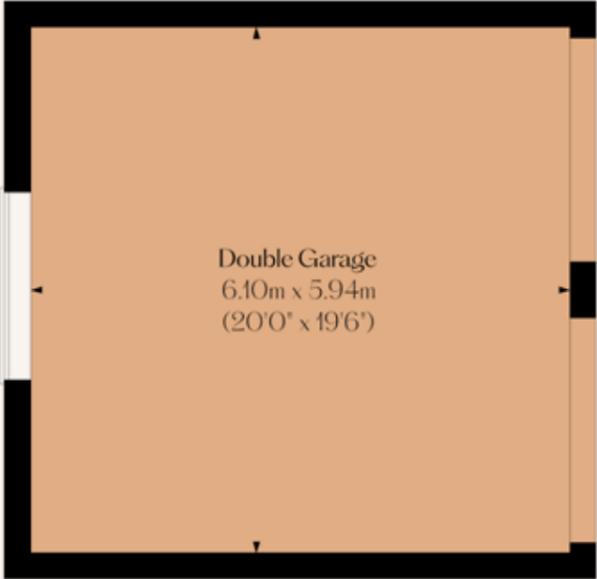
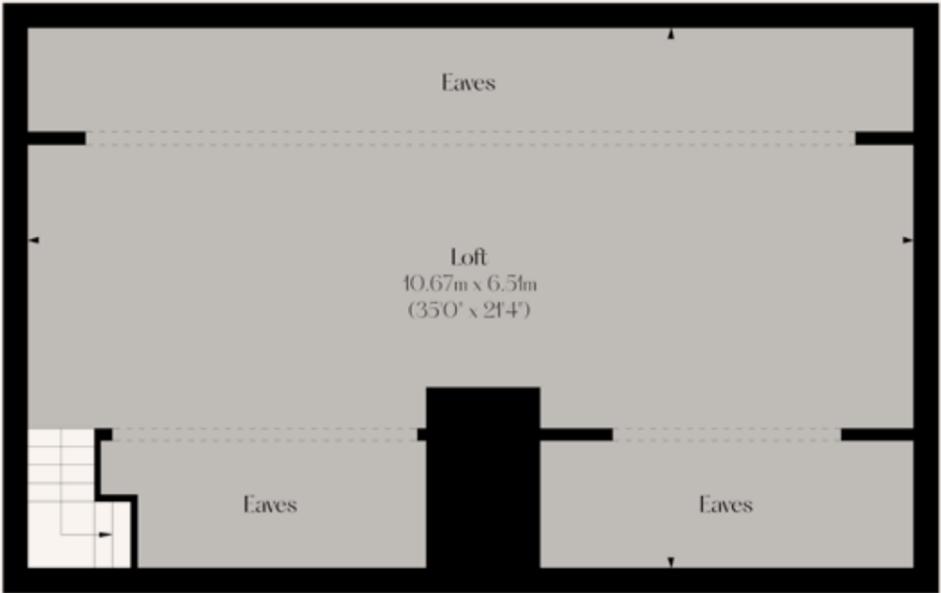
Approximate Floor Area:
704 SQ.FT. (65.4 SQ.M)



LOFT & DOUBLE GARAGE

Loft Approximate Floor Area (Including Eaves):
745 SQ.FT. (69.2 SQ.M)

Garage Approximate Floor Area:
390 SQ.FT. (36.2 SQ.M)



BEDROOMS 8	BATHROOMS 7
LIVING ROOMS 4	SQFT (EXCLUDING LOFT & GARAGE) 6,301
TENURE Freehold	COUNCIL TAX Not Applicable

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		75
55-68	D	54	
39-54	E		
21-38	F		
01-20	G		

Services

Mains gas, mains electricity, mains water and mains drainage. There is broadband available in the area and the mobile signal quality is variable dependent on network.

Rights of Access & Shared Access

None.

Covenants, Easements, Wayleaves and Flood Risk

There are covenants. There are no easements and wayleaves. The flood risk is very low.

Other Information

There are tree preservation orders. The property is located in the Kirkby Stephen conservation area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

REDMAYNE HOUSE

Silver Street, Kirkby Stephen,
Cumbria, CA17 4RB

Offers in the Region
of £995,000

Viewing strictly by appointment with
our consultant on: 0114 358 2020

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move YOU

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