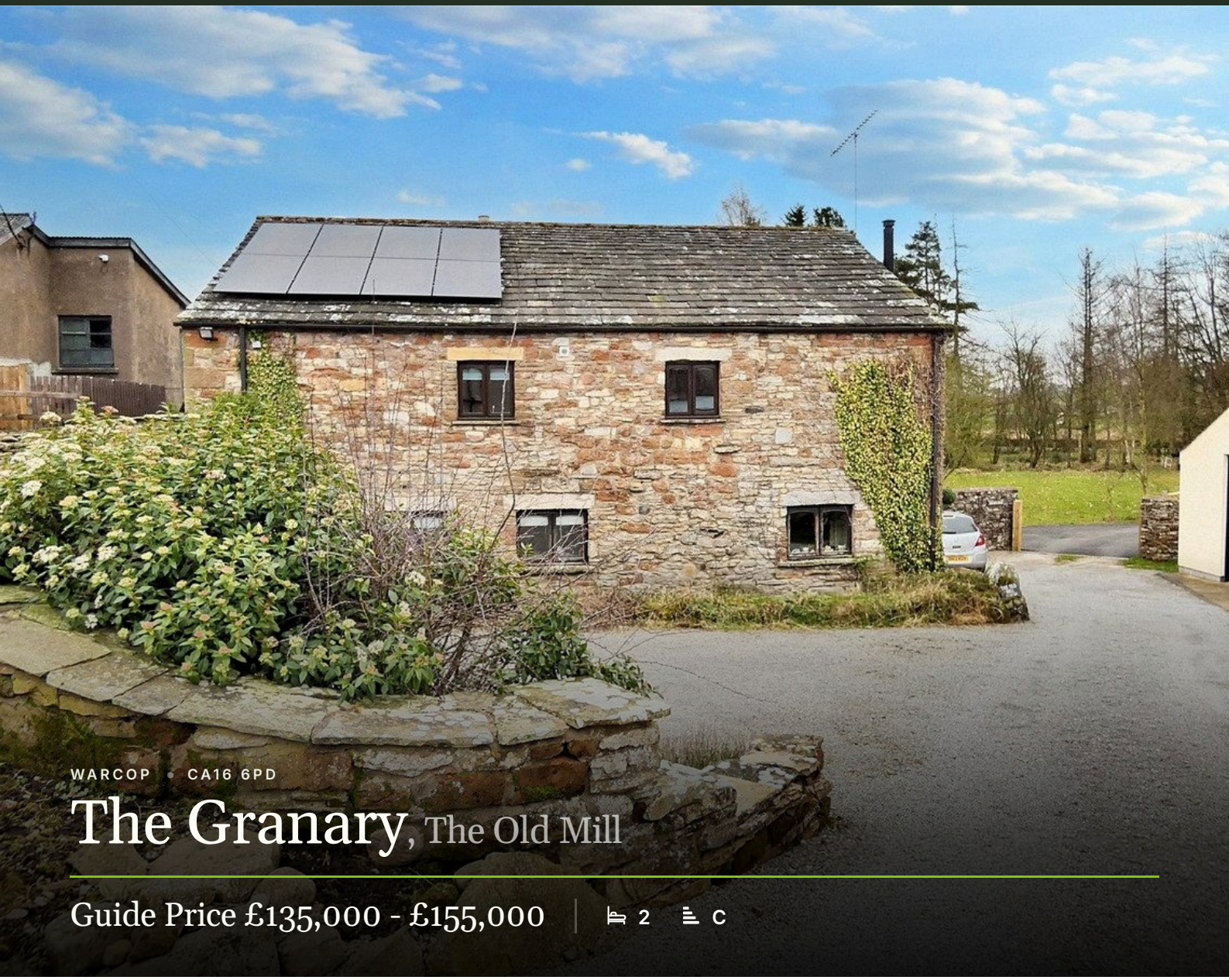
J.R. HOPPER & Co. Est. 1886



WARCOP • CA16 6PD

The Granary, The Old Mill

Guide Price £135,000 - £155,000 | 2 | C

AT A GLANCE

- Recently Modernised First Floor Apartment
- Quiet Village Location
- 2 Double Bedrooms
- House Bathroom & Space For En Suite
- Large Living Room
- Newly Fitted Kitchen
- New Modern Night Storage Heaters
- PV Solar Panels
- Private Off Road Parking Area
- Single-Level Living & Access

LEYBURN 01969 622936 | HAWES 01969 667744 | SETTLE 01729 825311 | KIRKBY STEPHEN 01768 258002

Central Chambers, Market Place, Leyburn, DL8 5BD · enquiries@jrhopper.com · www.jrhopper.com

THE PROPERTY

Recently Modernised First Floor Apartment

The Granary is a recently modernised, first-floor apartment with all accommodation on one level and easy access, this home is well-suited for buyers looking for step-free living.

Warcop sits in the North Pennines, an area of outstanding natural beauty, mid-way between Appleby and Brough. There is a good community with pub, village hall, a respected Church Of England primary school and day nursery. Secondary schools are in the nearby market towns of Kirkby Stephen and Appleby In Westmorland, under 6 miles, where there is a wide range of shops, pubs, medical and sporting facilities and Kirkby Stephen, less than 5 miles. The location offers great travel links via road to the A66 & M6 and mainline rail via the Settle-Carlisle line, the nearest station being at Appleby.

The first-floor apartment with level access, offering all accommodation on one level has recently been modernised, works include a new kitchen, bathroom, wall insulation, installation of photovoltaic solar panels and new night storage heaters. The property has been redecorated throughout.

The accommodation is spacious and bright, there is a large sitting room with dual aspect windows and a well fitted modern kitchen. There is family bathroom and two double bedrooms, the master has an en suite WC which you could easily create into an en suite shower room.

Outside, is a small space for potted plants by the door. Steps lead down to the gravel parking area.

The Granary is a perfect bolt hole, investment property or starter home.

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Quiet Village Location

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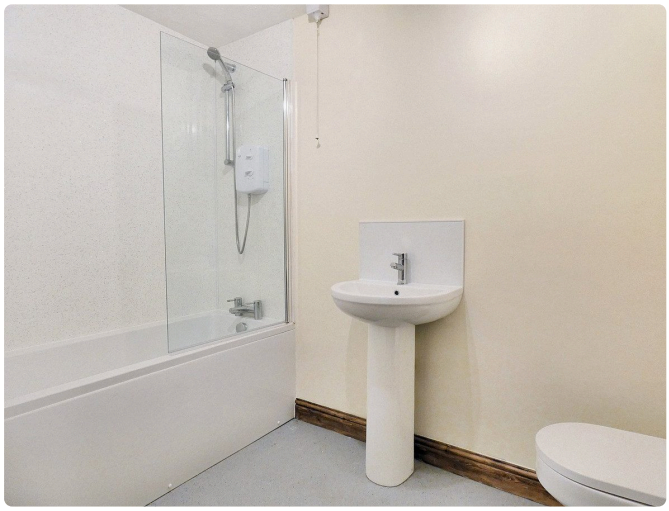
GALLERY

Every room, inside and out












REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through The Granary properly, inside and out, room by room, pointing out every feature and every issue as they go.

Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE
VIDEO VIEWING

Produced 24 September 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 GROUND FLOOR

Entrance Hall

Spacious entrance hall. Fitted carpet. Modern night storage heater. Telephone point. Loft access. Front door.

Hall

Fitted carpet. Coved ceiling. Exposed beams. Airing cupboard. Loft access to insulated loft space.

Living Room

Large living room. Fitted carpet. Exposed ceiling beams. Modern night storage heater. Electric panel heater. Dual aspect windows.

Kitchen

Vinyl flooring. Newly fitted kitchen with integrated electric hob, oven and extractor fan. Stainless steel sink unit. Electric panel heater. Window with a stone window sill.

Bedroom One

Rear double bedroom. Fitted carpet. Ceiling beam. Modern night storage heater. Electric panel heater. 2 Windows to the rear.

En Suite

Large, en suite WC. Vinyl flooring. Exposed ceiling beam. Wash basin. WC. Electric wall heater. Could easily create a full en suite shower room/ wet room.

House Bathroom

Non slip flooring. Exposed ceiling beam. Bath with electric shower over. Wash basin. WC.

Bedroom Two

Front double bedroom. Fitted carpet. Modern night storage heater. Windows to the side and front.

02 OUTSIDE

Parking

There is a large gravel parking area at the bottom of the stone stairs. The Granary owns half of the car park (the far side).

03 AGENTS NOTES

Solar Panels

Benefits from solar photovoltaic panels installed in 2024, with MCS certification and an Insurance Backed Guarantee in place. Further details are available upon request

Additional Information

Broadband Basic 4 Mbps | Superfast 80 Mbps Flood Risk Medium | No history of flooding Lease Start Date: 9 September 1999 Lease Length: 999 years Lease End Date: 9 September 2998

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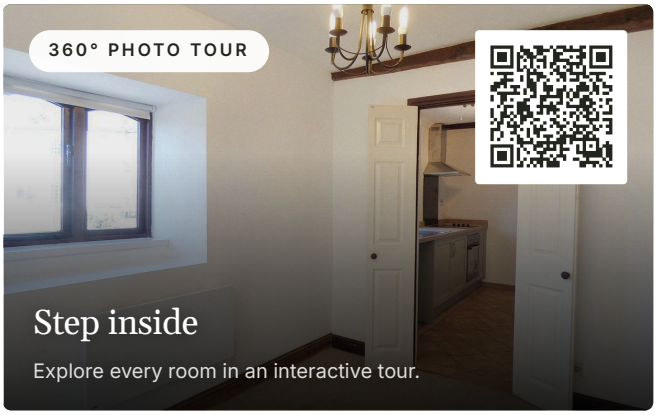
2 Double Bedrooms

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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



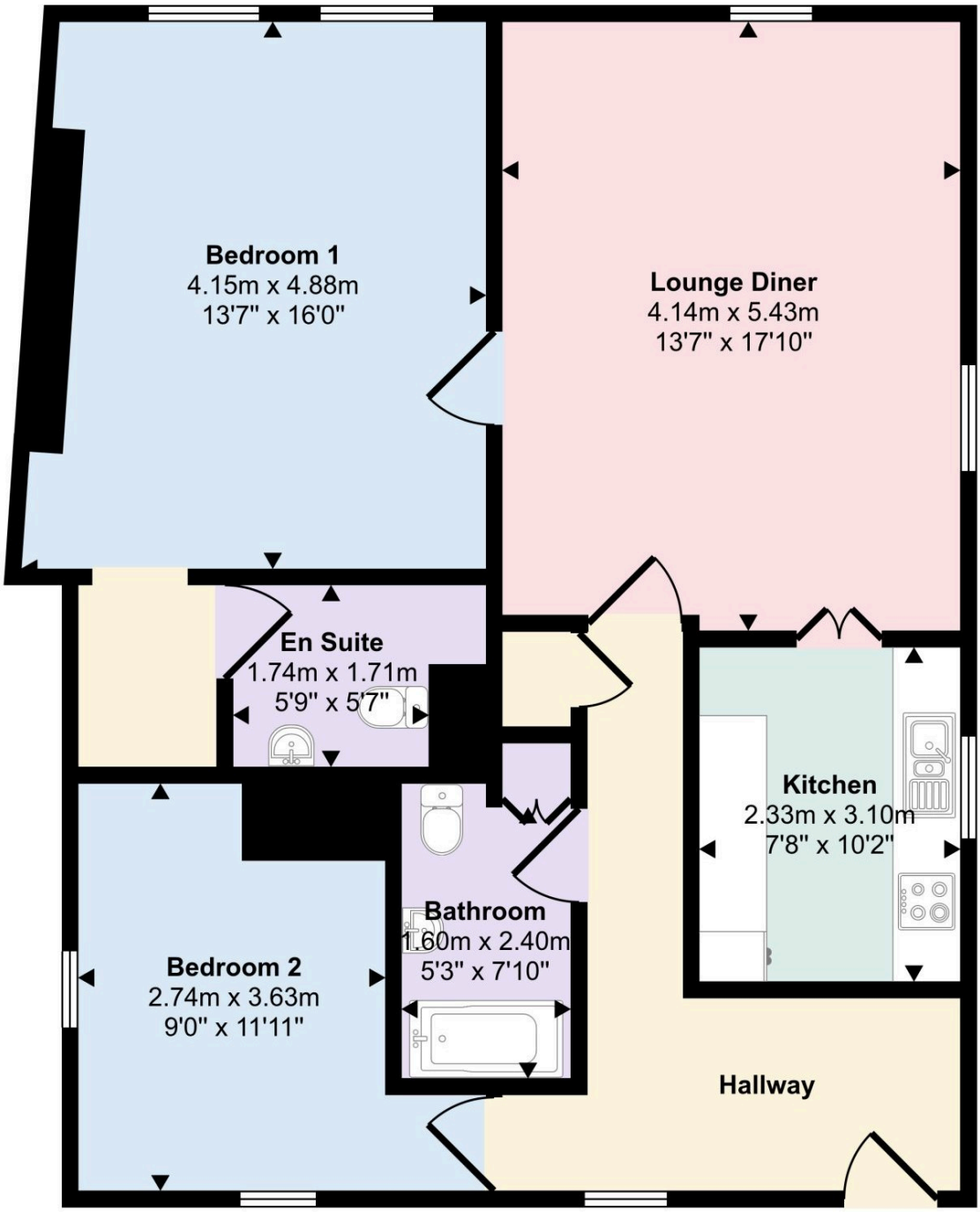
DOCUMENTS & LINKS

EPC - 2nd September 2025

PDF

> *House Bathroom & Space For En Suite*

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, areas, opening and orientations are approximate and do not form any part of any agreement.