



Old Fountain Market Square, Kirkby Stephen - CA17 4QT  
£995 pcm

**PFK**

# Old Fountain Market Square

Kirkby Stephen,

**The Old Fountain, 35 Market Square – A Remarkable Grade II Listed 4 bed Period Home**

Steeped in history and dating back nearly 400 years, **The Old Fountain** is a truly special Grade II listed property occupying a prominent position within the historic market square. Originally a coaching inn—once known as *The Mermaid and Fountain*—this characterful home sits upon the original market boundary stone linked to the 1353 market charter, offering a rare opportunity to reside in a building of genuine heritage.

Beautifully renovated in recent years using traditional materials, including lime plaster, the property has been thoughtfully restored to preserve its historic integrity while providing comfortable modern living. The result is a superb four-bedroom home full of charm, character and original features.

An original latch door opens into the **dining kitchen**, a warm and welcoming space with flagged flooring and a wealth of retained period detail. The kitchen is fitted with base units and granite work surfaces, and features a gas-fired AGA along with a dual ceramic sink set within the worktop. There is space for a washing machine, dishwasher and fridge freezer. Windows to the front and patio doors to the rear allow for plenty of natural light and provide direct access to the garden. The room comfortably accommodates dining furniture with a bench, table and traditional settle included, enhancing the character of the space. A door leads to the cellar, while a further door opens into the living room.



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# Old Fountain Market Square

## Kirkby Stephen

Stone steps descend to a **spacious cellar**, ideal for storage, complete with flagged flooring and a light tunnel.

The **living room** is a beautifully atmospheric space, featuring twin rear-aspect windows with window seats and an impressive wood-burning stove set within a striking stone fireplace—an element noted on the listed building register.

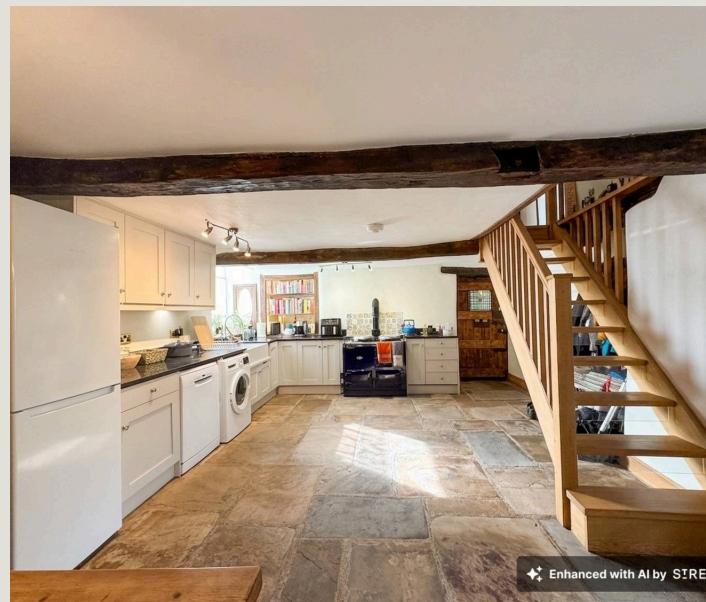
To the first floor are **three double bedrooms**, one currently used as a study, along with a **family bathroom** fitted with a four-piece suite including a claw-footed slipper bath, separate shower, WC and basin. The principal bedroom also benefits from its own **en-suite shower room**.

A staircase leads to the second floor, where a further **fourth bedroom** offers a peaceful retreat, complete with useful storage and views towards the Nine Standards.

Externally, the property enjoys a **charming garden** with raised flower beds and a generous patio area, ideal for outdoor seating. The external access to the courtyard garden is via a covered walkway which provides an additional practical storage area.

Parking is available via permit or on-street parking.

Ideally positioned within the heart of the Town, this exceptional home offers convenient access to local amenities while providing a rare chance to enjoy life in a beautifully preserved period property. Perfect for those who appreciate history, craftsmanship and character, The Old Fountain is a truly distinctive and inviting place to call home.



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## Old Fountain Market Square

Kirkby Stephen

The Old Fountain is ideally situated in the heart of the historic market town of Kirkby Stephen, nestled in the picturesque Upper Eden Valley of Cumbria. Located just off the main square, the property enjoys an ideal position within a short walk of local amenities to include shops, cafes, and pubs. The area is well known for its scenic beauty and lies on the edge of both the Yorkshire Dales National Park and the North Pennines Area of Outstanding Natural Beauty, offering abundant walking and outdoor pursuits. With good transport links via the nearby A685 and the scenic Settle to Carlisle Railway.

- Grade II listed 4 bed property
- Charming period features throughout
- Family bathroom and Ensuite shower room
- Spacious accommodation over 4 floors including a cellar
- In excellent order after full renovation
- Delightful garden with flagged patio
- Town Centre location
- Tenure - Freehold
- Council Tax Band - B
- EPC Rating - C



## ACCOMMODATION

### GROUND FLOOR

#### Dining Kitchen

15' 5" x 20' 3" (4.71m x 6.16m)

#### Living Room

14' 0" x 14' 1" (4.26m x 4.28m)

### LOWER GROUND FLOOR

#### Cellar

10' 4" x 11' 9" (3.15m x 3.58m)

### FIRST FLOOR

#### Landing

#### Family Bathroom

#### Bedroom 1

15' 2" x 9' 10" (4.63m x 3.00m)

#### Ensuite - Bedroom 1

#### Bedroom 2

12' 6" x 8' 6" (3.80m x 2.60m)

#### Bedroom 3/Study

8' 0" x 12' 8" (2.45m x 3.85m)

### SECOND FLOOR

#### Bedroom 4

7' 10" x 11' 10" (2.40m x 3.60m)

### EXTERNAL

#### Garden



## ADDITIONAL INFORMATION

### Services

Mains electricity, gas, water and drainage. Gas fired central heating and AGA. 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.

### Directions

The property can be located by using What3Words - [///wolves.permit.handwriting](#) or via the Post Code CA17 4QT. A For Let board has also been erected for identifying purposes.

### Referrals and Other Payments

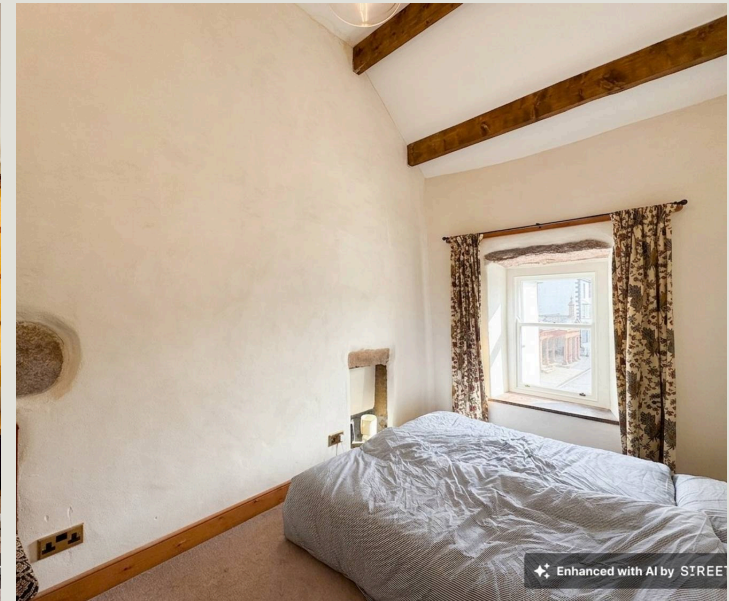
PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): EPC (M & G EPCs Ltd): £25 for EPC, Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them, Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5

### Management, Terms & Conditions

Management: this property is not managed by PFK. Terms: EPC rating: C Rental: £995 PCM plus all other outgoings Deposit: Equal to one month's rent Conditions: No smokers allowed Please note Immigration Act 2014 checks will apply.


### Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



## PFK Estate Agents

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