



HEWETSON & JOHNSON

A fabulous opportunity to renovate a pair of former railway cottages in stunning countryside.

Belah Cottage, Kaber, CA17 4HZ

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Belah Cottage offers huge scope for a buyer to create a wonderful home with incredible views, in one of the area's most beautiful landscapes. The owner started the project, and now it is time for the next owner to create their ideal home.

Ed Hewetson

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Location

Belah Cottage is located outside Heggarscales on the side of Winton Fell, just to the north of The Yorkshire Dales National Park, and is within the North Pennines National Landscape.

Kirkby Stephen (5.6miles) has excellent facilities including a small supermarket, convenience stores, places to eat, a railway station with links to Leeds and Carlisle and a good selection of local shops.

Kendal is 29 miles to the southwest and Penrith 26 miles to the northwest, both offer more extensive amenities. Penrith and Oxenholme (21 miles) train stations provide regular services to Edinburgh and London.

There are primary schools and nurseries nearby including Brough and Kirkby Stephen. Kirkby Stephen Grammar School has a "Good" rating (Ofsted 2024). Sedbergh, an independent school, is 19 miles away and takes pupils from nursery to A levels.

The House and Garden

The cottage was formally two railway cottages that have been combined, on what was the South Durham and Lancashire Union Railway. The original occupiers were employed to assist in the crossing of the Belah Viaduct about a mile from the property. The last train passed in January 1962.

The property has been "stripped out" and is in need of a complete refurbishment. Currently the property offers a sitting room, snug/bedroom 3, dining room, WC, and kitchen, with two main bedrooms and a house bathroom. Of particular note are the stunning views over over the Eden Valley and the North Pennines in the distance.

There is a detached garage and workshop, and the opportunity to create a fabulous garden and driveway from the road. The property offers privacy and seclusion and is set in 1.75 acres of grounds.

Right of Way

The neighbouring property has a reserved right of access on foot and in a vehicle over the bed of the former railway.

Services

Mains electric, mains water and private drainage.

Connectivity

B4RN Broadband is available in the area, and there is variable to good outdoor mobile signal (Ofcom).

Council Tax

Band B, payable to Westmorland and Furness Council.







Floor Plan

Total floor area: 119.4 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		14
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC