

# Cumbrian Properties

## Gnarly Oak Barn, Brough Sowerby



**Price Region £575,000**

**EPC-F**

Barn conversion | Village location  
2 receptions | 3 bedrooms | 2 bathrooms  
Detached workshop, parking & garage | Panoramic views

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## 2/ GNARLY OAK BARN, BROUGH SOWERBY, KIRKBY STEPHEN

A truly beautiful barn conversion occupying an elevated position with panoramic views, ample parking, integral garage and a large 160m<sup>2</sup> two storey workshop. Gnarly Oak Barn was converted by a local joiner with the use of new and reclaimed oak throughout the property, the incredible craftsmanship is showcased in the garden room that connects the main living space with the outdoors. The property offers generously proportioned accommodation throughout and briefly comprises entrance hall, garden room with bi-folding doors to the lounge, kitchen with pantry and utility room with access to the integral garage that houses a low cost Bio-mass heating system. Upstairs there is a beautiful galleried landing, three double bedrooms and two bathrooms. Outside, the uninterrupted views to Wild Boar Fell and Nine Standards are breathtaking, the south facing garden has pretty patio seating areas, lawned and vegetable gardens and access to the workshop. This is an amazing space with three phase electricity over two floors that offers great potential for a home-based trade or business. Currently used as a workshop, hobbies room and store room but with potential to be converted into an annex (subject to planning consents). Gnarly Oak Barn is a rare find and a property that would appeal to a wide range of buyers. Viewing is essential to fully appreciate all that is on offer.

The accommodation with approximate measurements briefly comprises:

**A bespoke solid oak door with double glazed inserts leads into the entrance hall.**

**ENTRANCE HALL** Handmade built-in storage cupboards and double doors leading to the garden room.

**GARDEN ROOM (26' x 10'8)** Bespoke garden room with solid oak timbers incorporating sliding double doors leading to the patio, wood framed double glazed windows to the front and sides, exposed sandstone walls and beamed ceiling. Indian stone flagged floor with underfloor heating and pitched roof with automatic/ manual window opener. Opening to the dining kitchen and bi-folding oak doors to the lounge.



### 3/ GNARLY OAK BARN, BROUGH SOWERBY, KIRKBY STEPHEN

**DINING KITCHEN (16'2 x 15'9)** A range of bespoke handmade base units with granite worksurfaces incorporating a Belfast sink with mixer tap, electric Aga, pantry, plumbing for dishwasher and handmade shelving unit. Indian stone flagged floor with underfloor heating, part tiled walls, wood framed double glazed window to the rear and doors to lounge and utility room.



DINING KITCHEN

**UTILITY ROOM (8'7 x 7'4)** Indian stone flagged floor with underfloor heating, double ceramic sink, plumbing for washing machine and space for dryer. Wood famed double glazed window to the rear, part tiled walls and fitted storage cupboards. Door to garage.



UTILITY ROOM

**LOUNGE (16'9 x 16'3)** A set of bi-folding wood framed double glazed doors lead through to the garden room. Oak staircase to the first floor, wood framed double glazed windows to the rear and side elevation, multi fuel stove and an internal window looking into the garden room.



LOUNGE

#### 4/ GNARLY OAK BARN, BROUGH SOWERBY, KIRKBY STEPHEN

##### FIRST FLOOR

GALLERIED LANDING Overlooking the lounge and the garden room with a port hole window with a direct view towards the Nine Standards, exposed beams, wood framed double glazed window to the rear and built in oak linen cupboard also housing the hot water cylinder. Doors to all rooms.



GALLERIED LANDING

BEDROOM 1 (18' x 12'7) Wood framed double glazed window to the front enjoying panoramic view over the neighbouring countryside. Bespoke oak drawers into the recess which provides fantastic storage. Door to en-suite shower room.



BEDROOM 1

EN-SUITE SHOWER ROOM Shower cubicle, low level WC, wash hand basin, tiled floor and double glazed Velux window.



EN-SUITE SHOWER ROOM

5/ GNARLY OAK BARN, BROUGH SOWERBY, KIRKBY STEPHEN

**BEDROOM 2 (16'2 x 10'5)** Exposed beamed ceiling, fitted wardrobes, wood framed double glazed window to the rear and wood framed double glazed window to the front enjoying a lovely view towards Wild Boar fell.



BEDROOM 2

**BEDROOM 3 (12' narrowing to 4'8 x 15' narrowing to 7'10 L shaped room)** Exposed beamed ceiling, wood framed double glazed window to the front enjoying a beautiful view towards the fells.



BEDROOM 3

**FAMILY BATHROOM** Bath with shower over, low level WC, wash hand basin, part tiled walls, tiled flooring and wood framed double glazed window to the rear.



FAMILY BATHROOM

## 6/ GNARLY OAK BARN, BROUGH SOWERBY, KIRKBY STEPHEN

**OUTSIDE** The property is approached by a gravelled driveway providing ample parking and access to the detached 160m<sup>2</sup> workshop and integral garage. The driveway separates the garden with a lovely walled patio seating area in front of the house, a further patio seating area, lawned garden and vegetable garden to the far end. The elevated southerly panoramic views are uninterrupted to Wild Boar Fell and Nine Standards.

**INTEGRAL GARAGE (19' x 12'6)** Biomass boiler, power and light, oak double garage doors and door to WC with low level WC and wash hand basin.

**WORKSHOP (30' 2" x 21' 5") (160 meter square)** Block-built with a concrete floor and three phase electricity. An amazing space over two floors that offers great potential for a home-based trade or business. This space is currently used as a workshop, hobbies room and store room, but offers potential to be converted into an annex subject to planning consents.



GARDENS & VIEW

## 7/ GNARLY OAK BARN, BROUGH SOWERBY, KIRKBY STEPHEN

**LOCATION** Brough Sowerby is a lovely small village just 3 miles from Kirkby Stephen, a bustling market town close to the edge of the Yorkshire Dales National Park.

Kirkby Stephen has a number of public houses, restaurants, coffee and independent shops. It also has a health centre, post office, garages, primary & secondary schools, a station on the Settle to Carlisle railway line and occasional public transport links to Penrith and Kendal. It is situated on the Coast to Coast long distance footpath.

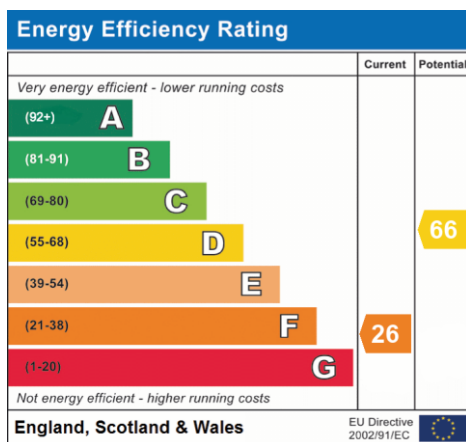
Brough is a market village 2 miles away and has a general store, hotel, public house, tea room, fish & chip shop and an out-reach post office.

The area has good access to the A66 and M6 with Penrith, Scotch Corner and Kendal all approximately 30 minutes drive. The Yorkshire Dales, North Pennines and eastern Lake District fells are also within easy reach.

**TENURE** We are informed the tenure is Freehold

**COUNCIL TAX** To be confirmed

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