

FOR SALE

Price Guide: £70,000



PFK

**Corner Cottage, Main Street,  
Brough, Kirkby Stephen,  
Cumbria CA17 4AX**

- End of terrace
- 1 Bedroom
- Rear garden and stone outhouse
- Tenure - freehold
- Council tax - Band A
- EPC rating - F

## ABOUT THE PROPERTY

Corner Cottage, although now in need of some refurbishment, is a quaint cottage occupying a central position in the village of Brough.

Accommodation currently offers rear kitchen, lounge with log burner, one double bedroom and a bathroom. At the rear of the property there is a lawned garden with access to a stone outhouse.

This property has lots of potential and will suit a wide range of buyers.

## LOCATION

Corner Cottage is situated in the centre of the village, which provides a local shop, hotel and fish and chip shop. Brough has good access to the A66 trans Pennine route with Penrith/M6 and Scotch Corner/A1 within about a 30 minute drive. Penrith, Carlisle and Kendal are within commuting distance and the Yorkshire Dales and Lake District National Parks are also within easy driving distance.



## ROOM DESCRIPTIONS

### ACCOMMODATION

#### Lounge

3.97m x 3.38m (13' 0" x 11' 1") Accessed via part glazed, uPVC entrance door. A dual aspect reception room with windows to front and side elevations and log burning stove - which we understand has a back boiler which heats the water.

#### Kitchen

2.13m x 4.47m (7' 0" x 14' 8") Rear aspect room fitted with several units, laminate work surface and stainless steel sink/drain unit. Stairs to first floor accommodation and door giving access to the rear of the property.

### FIRST FLOOR

#### Landing

#### Bedroom

3.92m x 3.30m (12' 10" x 10' 10") Front aspect, double bedroom with built in cupboard (housing the water tank).

#### Bathroom

2.34m x 2.73m (7' 8" x 8' 11") With window to side aspect and fitted with three piece suite comprising bath, WC and wash hand basin.

### EXTERNALLY

#### Garden

Enclosed rear garden which is mainly laid to lawn and provides access to:-

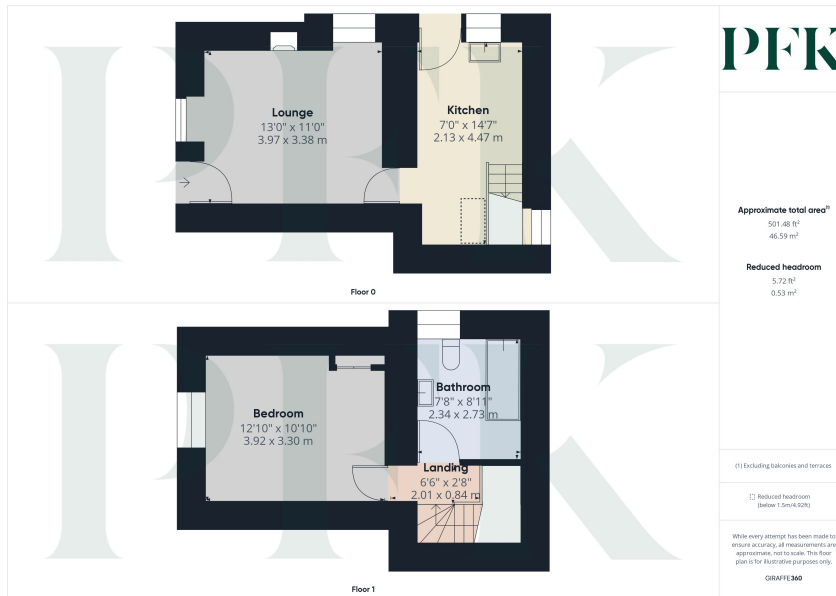
#### Stone Outhouse

### ADDITIONAL INFORMATION

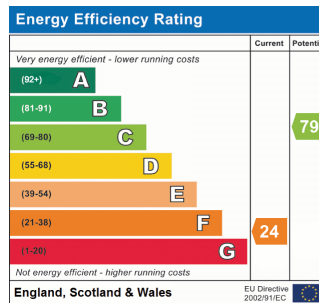
#### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## FLOORPLAN



## EPC



## SALE DETAILS

### Services

Mains electricity, water & drainage; double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

### Viewing

Through our Penrith office, 01768 862135.

### Directions

As you enter Brough from the A685, turn left at the Clock monument and Corner Cottage is located on the right hand side - just before Pump Square.