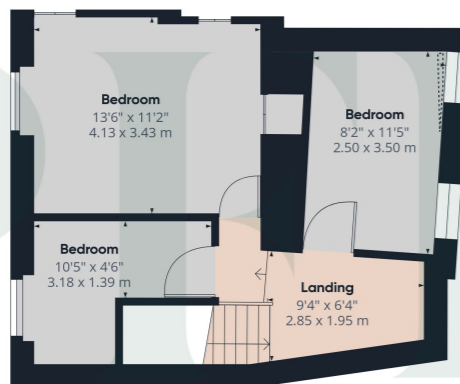


Floor 0



Floor 1

**PFK**

Approximate total area\*  
832.92 ft<sup>2</sup>  
77.38 m<sup>2</sup>

Reduced headroom  
1.14 ft<sup>2</sup>  
0.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



West End, Main Street, Brough, Kirkby Stephen, Cumbria, CA17 4AX

- Terraced cottage
- Tenure - freehold
- 3 Bedrooms
- Council tax - Band A
- Garden & outhouse
- EPC rating - TBC

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' and Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
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## LOCATION

West End 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.

## PROPERTY DESCRIPTION

West End offers well proportioned accommodation briefly comprising: lounge, kitchen, bathroom and three bedrooms. Externally the cottage has a rear yard with adjoining lawned garden and stone outhouse.

This property would benefit from some upgrading but will make a lovely home.

## ACCOMMODATION

### Hallway

Accessed via part glazed, uPVC entrance door. Under stairs storage, electric heater and stairs to first floor accommodation.

### Lounge

4.13m x 4.24m (13' 7" x 13' 11") A good sized, bright, reception room with two windows to front aspect, open fire and recess with built in shelving.

### Kitchen

2.43m x 3.07m (8' 0" x 10' 1") Rear aspect kitchen fitted with a good range of wall and base units with complementary laminate work surfaces, tiled splash backs and 1.5-bowl sink/drain unit with mixer tap. Built in electric oven and hob, space for under counter washing machine and space for freestanding fridge freezer. Door providing access to the rear of the property.

### Bathroom

2.36m x 2.12m (7' 9" x 6' 11") Fitted with three piece suite comprising shower cubicle with electric shower, WC and wash hand basin. Obscured window to rear aspect, electric towel radiator and tiled floor.

## FIRST FLOOR

### Landing

### Bedroom 1

4.13m x 3.43m (13' 7" x 11' 3") Generous double bedroom with front aspect window and built in wardrobes.

### Bedroom 2

2.50m x 3.50m (8' 2" x 11' 6") A small double/large single bedroom with two windows to rear aspect (secondary glazing) and electric panel heater.

### Bedroom 3

3.18m x 1.39m (10' 5" x 4' 7") max. Single, l-shaped, room with front aspect window.

## EXTERNALLY

### Rear Yard/Garden & Outhouse

A yard area to the rear of the property leads to a fenced-in lawn area with stone outhouse at the top.

## 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.

## SALE DETAILS

**Services:** Mains electricity (pre-payment meter), water & drainage; majority windows double glazed (with exception of bedroom 2 which has secondary glazing installed); 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 West End Cottage is located on the right hand side, just before Pump Square.

