

Cumbrian Properties

Embers House, Main Street, Brough



Price Region £350,000

EPC-

Detached property | Village location
2 receptions | 5 bedrooms | 2 bathrooms
Annexe | Lovely views to the hills

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2/ EMBERS HOUSE, MAIN STREET, BROUGH

An exciting opportunity to purchase a spacious five bedroom detached house with a self contained annexe located in the village of Brough just five miles from the popular market town of Kirkby Stephen. The present owners have lovingly renovated the property to provide an impressive family home with various options to utilise the vast accommodation on offer. This property would also suit those looking to accommodate dependant relatives, provide an extra income or a business opportunity. Steeped in history, this property was formerly the Castle Café in Brough's coaching days and was then converted to create a spacious family home with a one bedroom annexe to the rear which the owners have recently started to rent out as holiday accommodation. The attic has already been converted but there is the option for further extension.

The accommodation with approximate measurements briefly comprises:

Entry via front door into a spacious reception hallway

RECEPTION HALLWAY (17'3 x 10'10) Two UPVC double glazed windows, radiator and tile effect flooring. Door to living area.



RECEPTION HALLWAY

LIVING AREA (29' max x 22'6 max) Incorporating dining lounge and snug areas.

DINING LOUNGE AREA - UPVC double glazed patio doors to the front low maintenance garden, UPVC double glazed window to the side, two radiators, exposed varnished floorboards and door to the inner hallway.

SNUG AREA – Wood framed patio doors opening onto the rear garden, two radiators and continuation of the exposed varnished floorboards. Door to kitchen.



LIVING AREA

3/ EMBERS HOUSE, MAIN STREET, BROUGH



LIVING AREA

KITCHEN (12'3 x 10'6) A range of wall and base units with complementary worksurfaces, upstands and stainless steel single drainer sink with mixer tap. Four ring electric hob with glass splashback, extractor above and oven below. Radiator, wood effect flooring, rear door, door to utility and UPVC double glazed window to the rear with lovely views across the hills.



KITCHEN

4/ EMBERS HOUSE, MAIN STREET, BROUGH

UTILITY Fitted worksurface, plumbing for washing machine, space for tumble dryer, UPVC double glazed windows and door to the annexe.

ANNEXE

A one bedroom annexe with kitchenette and en-suite shower room.

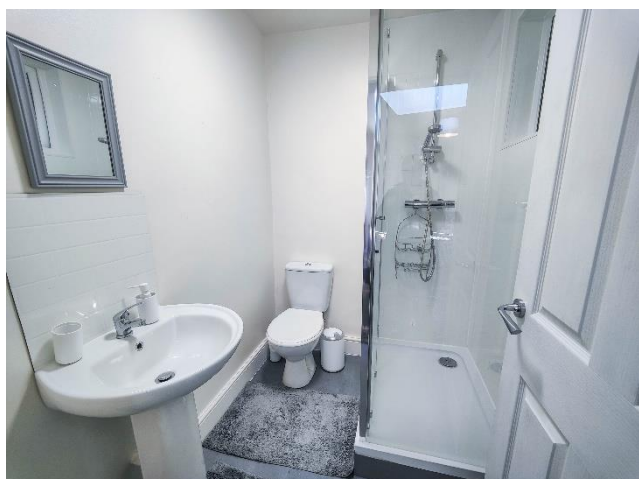
BEDROOM AREA - UPVC double glazed window, radiator, storage cupboard and an impressive rooflight.

KITCHENETTE AREA - Stainless steel single drainer sink with mixer tap, under counter storage area, UPVC double glazed window and UPVC double glazed door to the rear.



ANNEXE BEDROOM AREA

EN-SUITE SHOWER ROOM Three piece suite in white comprising low level WC, wash hand basin and shower cubicle. Chrome towel rail radiator and painted concrete floor.

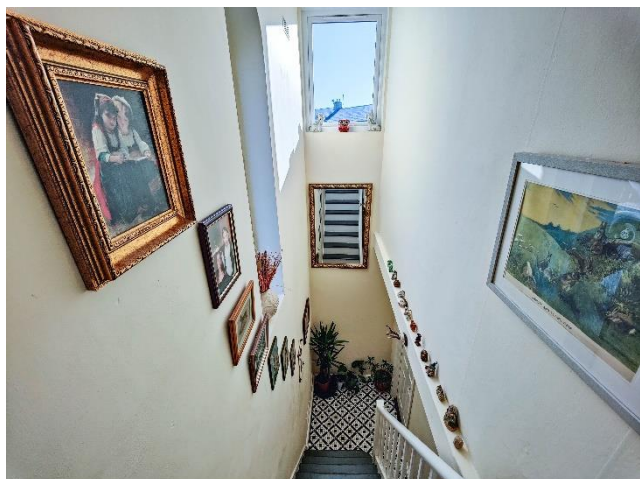


EN-SUITE SHOWER ROOM

INNER HALLWAY Staircase to the first floor, understairs storage area (currently utilised as a wine cellar), arched window to the side and further window to the front.

FIRST FLOOR LANDING Radiator, exposed varnished floorboards, velux window, storage cupboard, further window and doors to bedrooms and bathroom. Door to a further landing area (currently utilised as a home office).

5/ EMBERS HOUSE, MAIN STREET, BROUGH



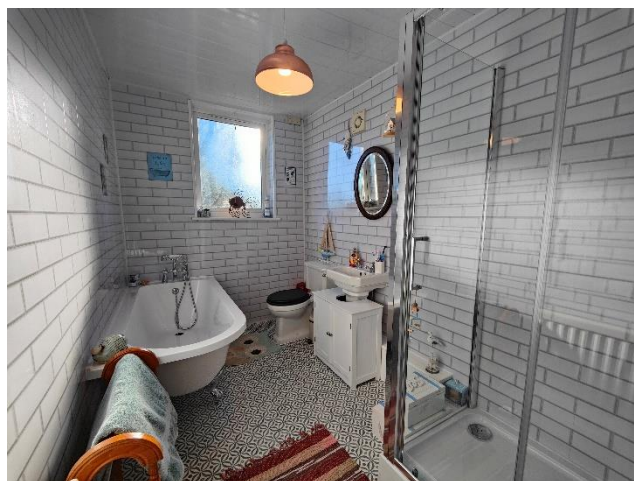
STAIRS AND FIRST FLOOR LANDING

BEDROOM 1 (15' x 12'8) Two UPVC double glazed windows with views across to the hills, radiator and exposed varnished floorboards.



BEDROOM 1

BATHROOM (11'7 x 6') Four piece suite in white comprising a free standing claw foot bath with hand held shower attachment, shower in corner cubicle, low level WC and pedestal wash hand basin. Radiator, UPVC double glazed frosted window, panelled ceiling and tile effect walls and flooring.



BATHROOM

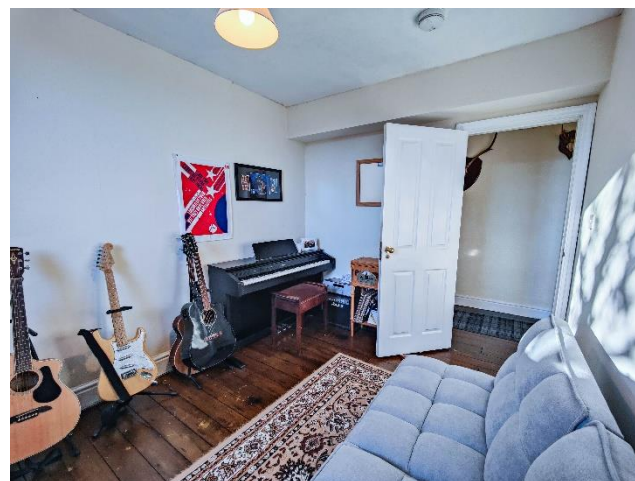
6/ EMBERS HOUSE, MAIN STREET, BROUGH

BEDROOM 2 (11'9 x 8'7) UPVC double glazed window, radiator and exposed floorboards.



BEDROOM 2

BEDROOM 3 (11'9 x 8') UPVC double glazed window, radiator and exposed varnished floorboards.



BEDROOM 3

INNER HALLWAY This area is currently utilised as a home office. Radiator, understairs storage cupboard and staircase to the second floor.

SECOND FLOOR LANDING Door to bedroom 5.

BEDROOM 5 (29' max x 13' max - some restricted head room) Three double glazed velux windows, radiator and doors to under eaves storage. This bedroom could also be utilised as further living space.

7/ EMBERS HOUSE, MAIN STREET, BROUGH



BEDROOM 5

OUTSIDE Low maintenance gardens to the front, side and rear with good size garden shed and calor gas tank. Gated access leads to a driveway providing off road parking for two cars.



8/ EMBERS HOUSE, MAIN STREET, BROUGH

TENURE Freehold

COUNCIL TAX A



EPC TO FOLLOW

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