

Cumbrian Properties

Hill Brae, Church Brough



Price Region £260,000

EPC- F

Semi-detached property | Village location
1 reception | 3 bedrooms | Conservatory
Gardens, drive and garage | Views to the rear

01768 867788
Corney Square, Penrith CA11 7PX

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

2/ HILL BRAE, CHURCH BROUGH, KIRKBY STEPHEN

This immaculately presented and spacious three-bedroom semi-detached property, set in an elevated position with lovely views, briefly comprises an entrance hall, a lounge with bay window and multi-fuel stove, and a generous dining kitchen with integrated appliances, centre island, and patio doors leading to the conservatory. To the first floor are three bedrooms, two of which are doubles, and a three-piece family bathroom. Externally, to the rear, there is a covered patio area, access to a utility room, and an outbuilding providing additional storage. A good-sized lawned garden with floral borders is enclosed by a dry-stone wall. The property also benefits from a detached garage and a shillied driveway. The tiered front garden features flower beds, bushes, trees, and shrubs.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

ENTRANCE HALL (13'8 x 7') Radiator, staircase to first floor, double glazed frosted window to front, understairs storage cupboard and doors to lounge and dining kitchen.



LOUNGE (17'6 x 13'2) Double glazed bay window to the front, radiator and multi fuel stove.



LOUNGE

DINING KITCHEN (21'8 x 12'6) Fitted kitchen incorporating a centre island with base cupboards, worksurface and a 1.5 bowl sink with drainer and mixer tap. Four burner electric hob with slate splashback and overhead extractor, built in eye level oven and grill. Double glazed window to the rear, tile effect laminate flooring, radiator, double glazed patio doors leading to the conservatory and UPVC double glazed door to the rear garden.

3/ HILL BRAE, CHURCH BROUGH, KIRKBY STEPHEN



DINING KITCHEN

CONSERVATORY (12'3 x 10') Double glazed windows, Perspex roof and UPVC double glazed door leading out to the rear garden.



CONSERVATORY

FIRST FLOOR LANDING Stained glass timber framed sash window to the side, loft access and doors to bedrooms and family bathroom.



LANDING

4/ HILL BRAE, CHURCH BROUGH, KIRKBY STEPHEN

BEDROOM 1 (15'5 x 13'2) Double glazed window to the front and radiator.



BEDROOM 1

BEDROOM 2 (12'3 x 13'3) Double glazed window to the rear and radiator.



BEDROOM 2

BEDROOM 3 (9'9 x 6'9) Double glazed window to the front and radiator.



BEDROOM 3

FAMILY BATHROOM (8' x 7') Three piece suite comprising of WC, wash hand basin and shower over panelled bath. Heated towel rail, tile effect laminate flooring and double glazed frosted window to the rear.

5/ HILL BRAE, CHURCH BROUGH, KIRKBY STEPHEN



BATHROOM

OUTSIDE Tiered front garden comprising of bushes, shrubs and flower beds surrounded by a dry stone wall. To the rear of the property is a well groomed lawned garden surrounded by a dry stone wall with floral borders, gated access to the side, separate outbuilding for additional storage and a covered area with water tap and doors to a utility room. There is also a shillied driveway leading to the detached garage.

UTILITY ROOM (10' x 6') Sink unit with drainer and mixer tap, plumbing for washing machine, houses the Baxi boiler, timber framed sash window to the side.



REAR GARDEN



UTILITY



PARKING AND GARAGE

TENURE We are informed the tenure is Freehold

COUNCIL TAX We are informed the property is in tax band C

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