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"For Sales In The Dales"



Dial House, Brough

- Impressive Period Property With Extensive Garden
- Five Bedrooms
- Three Reception Rooms
- Modern Dining Kitchen
- Large Conservatory
- Utility Room & Downstairs Cloakroom
- Ensuite & Newly Fitted Family Bathroom
- Landscaped Riverside Gardens
- Ample Parking, Garage & Carport

Postcode: **CA17 4BX**

Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **To be confirmed**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £550,000 - £600,000



Dial House is an impressive period house set prominently in the village of Brough.



Brough has a village shop, primary school, outreach post office, a hotel and public house. Secondary schools are either the highly regarded Kirkby Stephen or Appleby Grammar schools. The town is just five miles from the popular market town of Kirkby Stephen which itself has a variety of day-to-day amenities including a supermarket, general shops, hotels, public houses, restaurants and various sporting facilities. Brough is also close to the A66 for Scotch Corner (A1[M]) and Penrith (M6), the Lakes and Carlisle and to the south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.



The date stone above the door at Dial House reads 1884, this is the date the property was believed to be altered and modernised. The date 1747 is inscribed on the sun dial, which is thought to be the more accurate age of the property. Dial House offers the original features one would expect from a property of this age with high ceilings, bay windows and deep skirting boards. There is a beautiful turned staircase in the hall. The house is in excellent order and has been well maintained by the current sellers. The windows were replaced just two years ago and all external walls have been insulated.



On the ground floor are two front reception rooms, one open plan to the dining room, both with multi fuel stoves. There is a modern, high quality family dining kitchen with integrated appliances and views out to the garden. To the rear is a cloakroom, utility room and a conservatory overlooking the gardens. Upstairs is a pleasant landing and four double bedrooms; the fifth bedroom is currently being used as a study. The master bedroom benefits from an ensuite shower room and extensive fitted wardrobes. The house bathroom was newly fitted in November 2023 and has been finished to an exceptionally high standard. The loft has potential to be converted into additional accommodation or office space if needed, subject to necessary permissions.



Outside, to the rear are extensive gardens, that run alongside the stream. The gardens have been landscaped to create an orchard with mature apple trees and a separate lawn with more formal, low maintenance flower and raised beds and a fishpond. There is a summerhouse and a pergola with large hot tub, a perfect place to enjoy the garden and afternoon sunshine. There is also a lovely, decked patio, offering an further place to sit and enjoy the outside space.

A blocked paved driveway provides gated parking for several vehicles and leads up to a car port and a garage with an electric door.

Dial House is a fantastic family home. A viewing is highly recommended to appreciate the character, high specification and finish of the property.

GROUND FLOOR

Entrance Hall Solid wood flooring. Coved ceiling. Ceiling rose. Front door.

Hallway Solid wood flooring. Coved ceiling. Radiator.

Living Room Fitted carpet. Coved ceiling. Ceiling rose. Fireplace housing multi fuel stove. Built in display unit. Radiator. Large bay window.

Kitchen Laminate flooring. Coved ceiling. Ceiling rose. Excellent range of wall and base units. Double Rangemaster oven with electric hob. Extractor fan. Integrated dishwasher. Wine fridge. Large integrated fridge. Integrated microwave. Radiator. Three large windows with views to the garden and the hills beyond.

Sitting Room Fitted carpet. Coved ceiling. Ceiling rose. Fireplace housing multi fuel stove. Two radiators. Window.

Dining Room Fitted carpet. Coved ceiling. Ceiling rose. Large radiator. Feature bay window at the front and large window to side.

Utility Room Tiled flooring. Spotlights. Exposed stonework. Part tiled walls. Good range of base units housing stainless steel sink and drainer. Radiator. Window.

WC Tiled flooring. Part tiled walls. Ceiling spotlights. Wash basin. WC. Oil central heating boiler. Frosted window to rear.

Conservatory Spacious conservatory with tiled flooring. TV point. Radiator. Windows and door to the garden.

FIRST FLOOR

Landing Turned staircase. Fitted carpet. Coved ceiling. Ceiling rose. Loft access to large loft with full height space, partially boarded. Loft currently used for storage but could be converted into additional accommodation if required. Picture window to the rear with views.

Bedroom One Rear double bedroom. Fitted carpet. TV point. Radiator. Two windows to the side and rear.

Bedroom Two Large, front double bedroom. Fitted carpet. Coved ceiling. Ceiling rose. TV point. Radiator. Bay window to the front.





Bedroom Three Master double bedroom. Fitted carpet. Coved ceiling. Ceiling rose. Radiator. Good range of fitted wardrobes. Window to the front.

Ensuite Fully tiled floor and walls. Ceiling spotlights. Corner shower cubicle with electric shower. Wash basin set in vanity unit. WC with concealed system. Extractor fan.

Bedroom Four Rear double bedroom. Fitted carpet. Coved ceiling. Radiator. Window to the rear with views.



Bathroom Recently installed bathroom. Karndean flooring. Ceiling downlights. Large walk-in shower. Jacuzzi bath. WC. Wash basin set in vanity unit. Illuminated mirror with Bluetooth speakers. Heated towel rail. Extractor fan. Frosted window to rear.

Bedroom Five/Study Laminate flooring. Coved ceiling. TV point. Radiator. Window to the front.

OUTSIDE

Front Access to the block paved drive.

Front Garden Lawned area. Decked area for seating. Flagged area for seating & washing line. Summer house. Car port with hot tub. Second car port with electric and access to garage with up and over electric door.

Middle Garden Lawned area. Established flower beds. Fishpond. Seating area. Storage sheds.

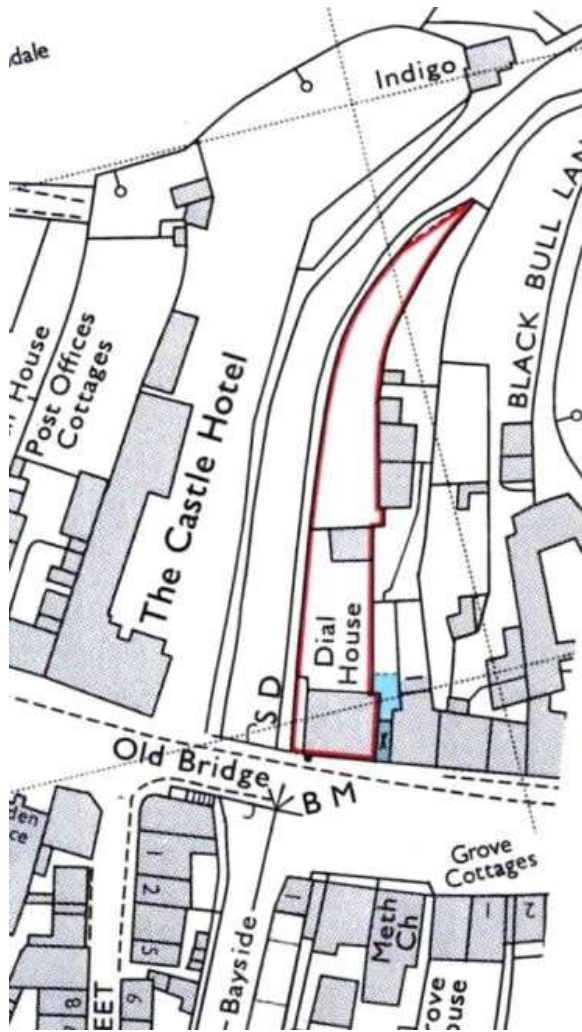
Rear Orchard Lawned area. Established raised flower beds. Mature fruit trees. Gravelled area. Gated access to the riverbank.



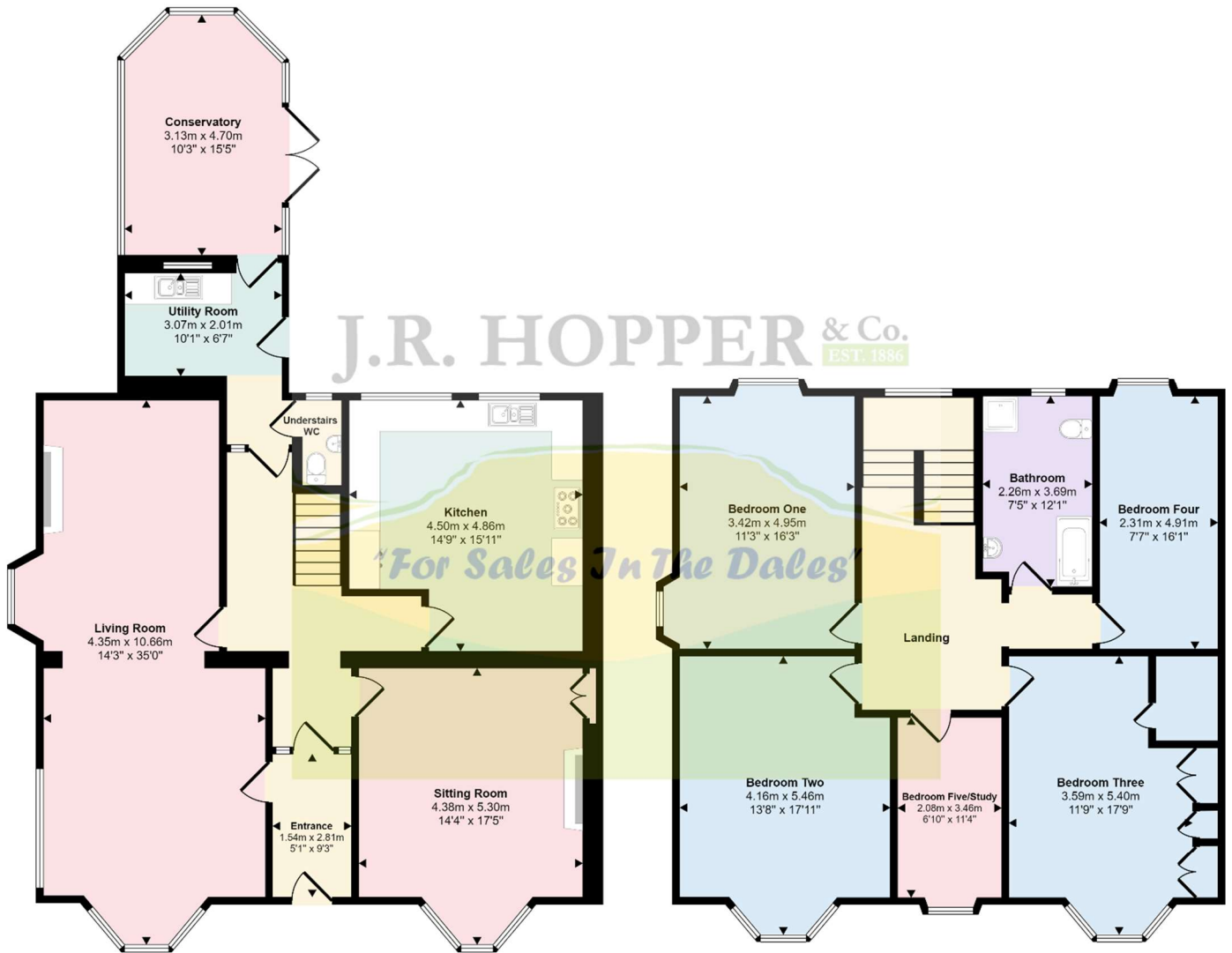
Agents Notes Oil central heating. Double glazing throughout. Mains drainage and water.

Dial House owns the riverbank and halfway into the stream.

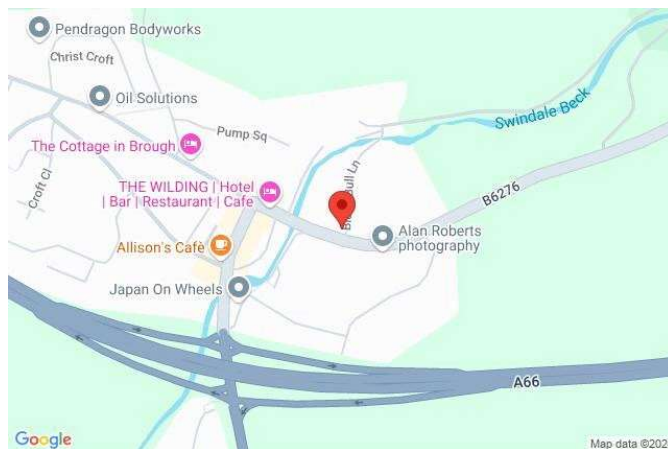




Approx Gross Internal Area
239 sq m / 2576 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.