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"For Sales In The Dales"



Apple Blossom Barn, Black Bull Lane

- Exceptional Barn Conversion in Quiet Village Location
- Stylish and Well-Appointed Kitchen
- Inviting Living Room with Multi-Fuel Stove
- Spacious Dining Room
- Three Generously Sized Double Bedrooms
- Contemporary Family Bathroom
- Low-Maintenance Wraparound Gardens
- Breathtaking Countryside Views
- Perfect as a Family Residence or Investment Opportunity

Postcode: **CA17 4DN**

Tenure: **Freehold**

Council Tax Band: **D**

Energy Efficiency Band: **C**

Local & Planning Authority:
Westmorland and Furness Council

Guide Price: £425,000 - £450,000



Apple Blossom Barn is an exceptional barn conversion, beautifully presented and thoughtfully renovated to a high standard, situated in the heart of the charming village of Brough.



The village of Brough offers a strong sense of community and a range of local amenities including a village shop, primary school, outreach post office, hotel, and public house. Secondary education is well served by the highly regarded Kirkby Stephen Grammar School and Appleby Grammar School. Just five miles away lies the popular market town of Kirkby Stephen, providing a wider array of everyday conveniences including a supermarket, banks, general stores, restaurants, pubs, hotels, and sporting facilities.

Well-connected for travel, Brough is conveniently located near the A66, offering direct access to Scotch Corner (A1[M]), Penrith (M6), and the Lake District, as well as Carlisle to the north and Kendal and Lancaster to the south via the M6 at Tebay.



Apple Blossom Barn was expertly converted approximately two years ago, showcasing a high standard of craftsmanship and an attractive, contemporary finish. The ground floor of Apple Blossom Barn features a welcoming living room with a charming arched window and a multi-fuel stove, a well-appointed kitchen with separate dining area opening onto a veranda and garden, a useful utility/cloakroom, and under-stairs storage.

Upstairs, the property boasts three generous double bedrooms, one with direct garden access, and a modern family bathroom.



Externally, the property sits within an attractive wraparound plot with low-maintenance gardens, offering multiple seating areas to enjoy the peaceful open meadow views. Additional features include a practical garden store and a versatile summerhouse, ideal for storage, a home office, or studio space.

Apple Blossom Barn represents an ideal opportunity for those seeking a full-time residence, second home, or investment property. It offers a turnkey, low-maintenance lifestyle in a picturesque and well-connected rural setting.



GROUND FLOOR

Front Entrance Tiled flooring. UPVC external door.

Utility/W/C Tiled flooring. Wall and base units with complimentary worktops. Stainless steel sink. Plumbing for washing machine. W/C. Extractor fan.

Kitchen Laminate flooring. Good range of wall and base units with complimentary worktops and matching breakfast island. Integrated fridge freezer, electric oven and microwave grill, electric ceramic hob, extractor hood and dishwasher. Stainless steel sink. Radiator. Window to front.

Dining Room Laminate flooring. Telephone/TV point. Radiator. Double composite doors to veranda and rear garden. Window to the rear of the property.

Rear Entrance Composite external door. Tiled flooring. Internet point. Understairs storage cupboard. Radiator. Window to veranda and garden.

Living Room Fitted carpet. Multi fuel stove on granite hearth with granite mantle surround. Tv/telephone point. Radiator. Two windows to the rear garden with views of the hills beyond. Large arched window to the front bringing in lots of natural light.

FIRST FLOOR

Stairs/Landing Fitted carpet. Loft access. Radiator. Window to rear overlooking the garden and open fields.

Bedroom One Large rear double bedroom. Fitted carpet. Pitched ceiling. Radiator. Velux window. Window to the rear overlooking open fields.

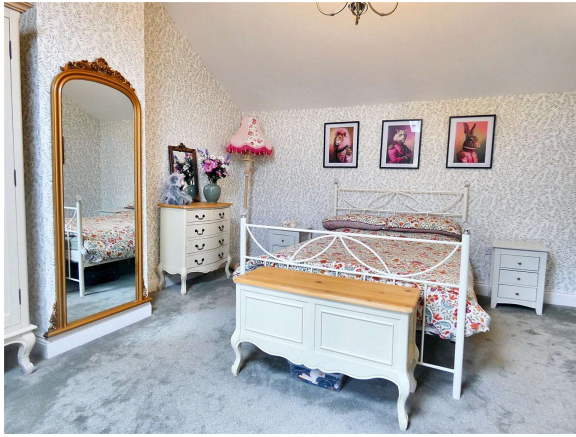
Bathroom Tiled flooring. Part panelled walls. Large walk in shower cubicle with power shower. Bath with power shower over. Wash basin. W/C. Extractor fan. Heated towel rail. Frosted window to the front.

Bedroom Two Large front double bedroom. Fitted carpet. Radiator. Window to side garden. Composite door to garden.

Bedroom Three Large rear double bedroom. Fitted carpet. Pitched ceiling. Radiator. Two Velux windows. Window to the rear overlooking the open fields and hills beyond.

OUTSIDE

Front Low maintenance gravelled area with off road parking for two vehicles. Access to side and rear.





Rear Low maintenance gated and walled private patio garden with astro turf. Detached summerhouse and wooden veranda. Digester for the drainage. Pathway to raised garden and storage shed.

Raised Garden Raised garden area with vegetable patches. Views of the open fields behind. Access to the astro turfed area and front.

AGENTS NOTES

Barn converted just over 2 years ago.

Oil central heating throughout.

Double glazing throughout.

Track from the main road to the bridge is owned and maintained by the council.

Mains water.

Private drainage with a digester.

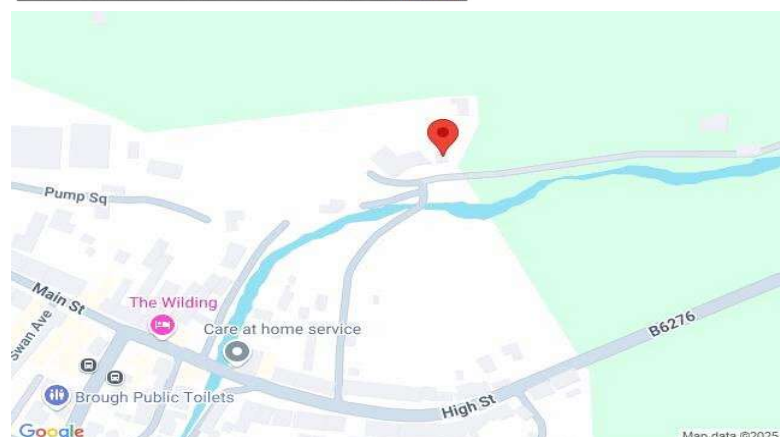
Public footpath goes up the front and side of the property.

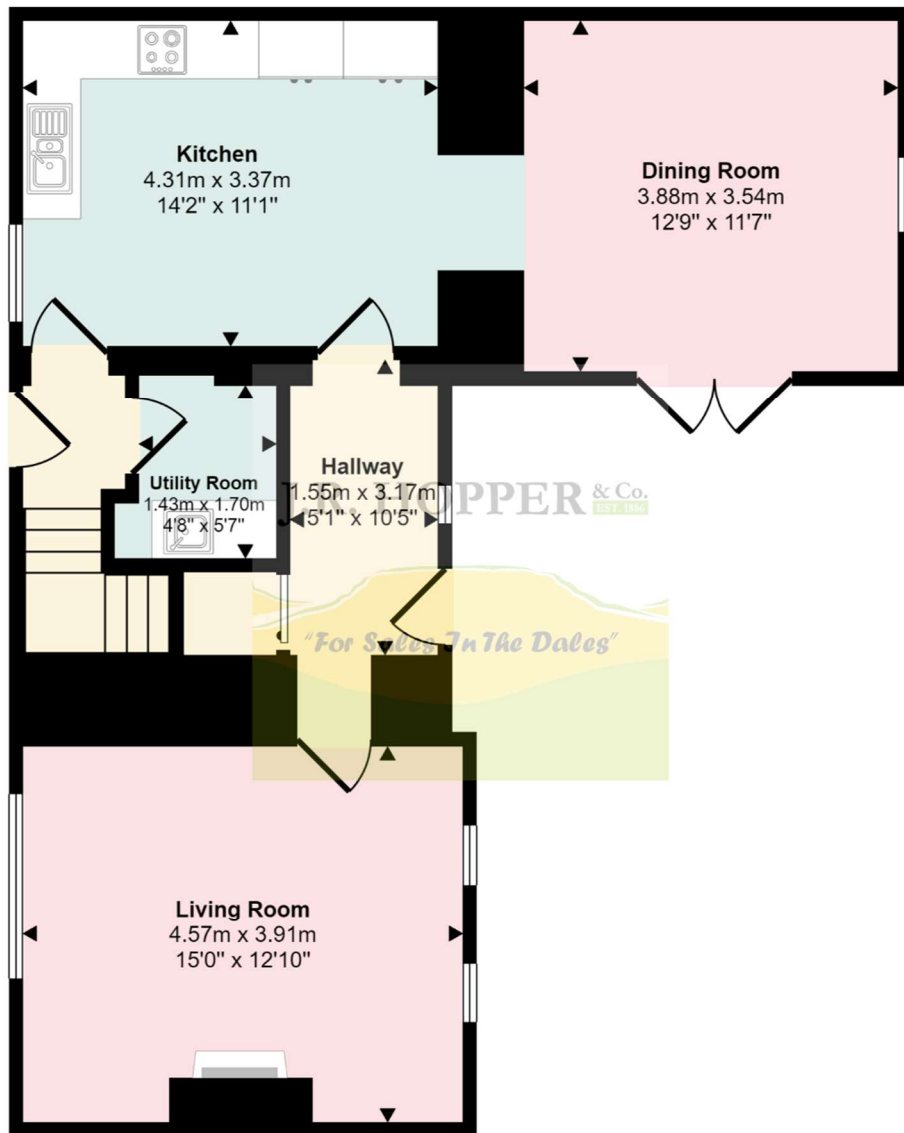
Broadband: Basic 19 Mbps
Superfast 80 Mbps

Very low flood risk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





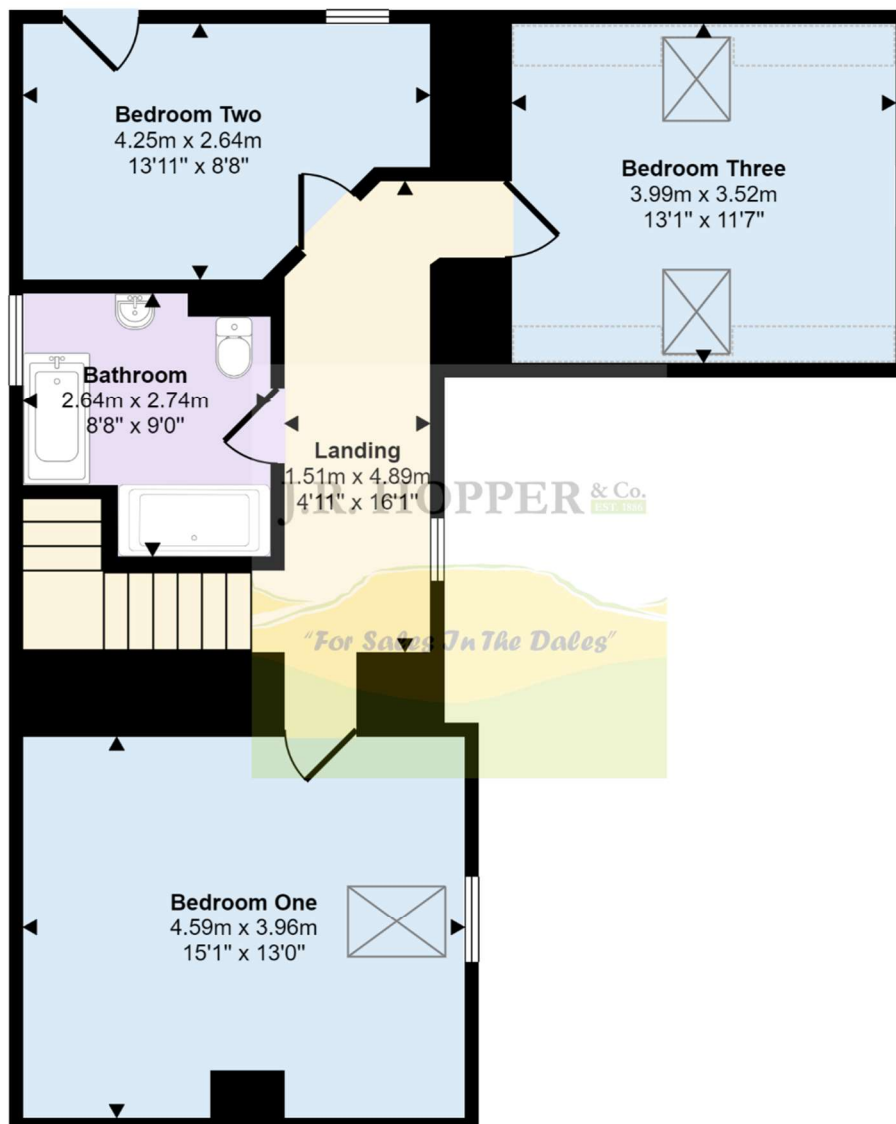
Ground Floor

Approx 67 sq m / 725 sq ft

 Denotes head height below 1.5m

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.



First Floor

Approx 67 sq m / 719 sq ft

 Denotes head height below 1.5m

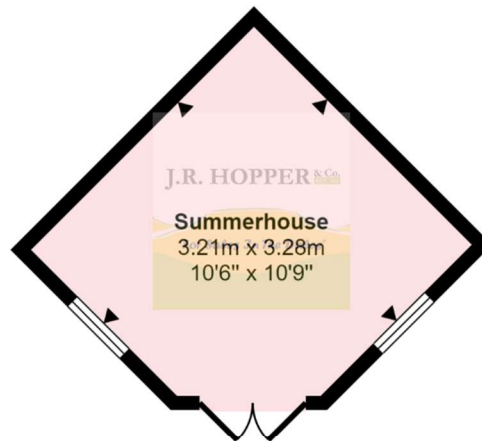
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Storage Room
Approx 8 sq m / 91 sq ft

 Denotes head height below 1.5m

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Summerhouse
Approx 10 sq m / 107 sq ft

 Denotes head height below 1.5m

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