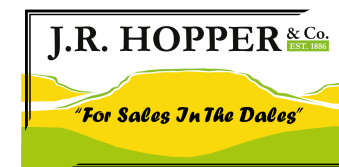




Stoneygill, Brough Sowerby, Kirkby Stephen. CA17 4EG

Guide Price £625,000 - £650,000



Key Features

- Large Detached Property In Sought After Village
- Versatile Layout Suitable For Families Or Shared Living
- Spacious Living Room With Multi Fuel Stove
- Well Appointed Kitchen Diner
- Ground & First Floor Double Bedrooms With En-Suites
- Sauna & Contemporary Bathrooms
- Integral Garage & Wood Store
- Ample Driveway Parking
- Spectacular Views
- Ideal Family Home, Holiday Retreat Or Investment Property



Stoneygill is an attractive and immaculately presented detached residence, occupying a generous wraparound plot in the highly sought-after village of Brough Sowerby.

Brough Sowerby offers a peaceful rural setting with a welcoming community. Ideally situated just off the main route between the popular market town of Kirkby Stephen and the neighbouring village of Brough, the location provides the perfect blend of tranquillity and convenience.

The nearby village of Brough offers a range of everyday amenities including a village shop, primary school, outreach post office, and hotel. Regular bus services provide easy access to Kendal and Penrith, while the renowned Settle–Carlisle railway line is accessible from both Kirkby Stephen and Appleby. The property also falls within the catchment area for the well-regarded Kirkby Stephen and Appleby Grammar Schools.

Just three miles away, the bustling market town of Kirkby Stephen offers an extensive selection of shops, supermarkets, restaurants, public houses, and leisure facilities. The area enjoys excellent transport connections via the A66 to Scotch Corner (A1[M]) and Penrith (M6), with further links south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

The accommodation at Stoneygill is spacious and beautifully appointed, extending across two floors. The ground floor features a practical entrance porch leading into a welcoming hallway, perfectly suited to country living. The bright and airy living room enjoys far-reaching views and a feature multi-fuel stove, creating a warm and inviting atmosphere. The modern, well-equipped kitchen diner provides ample space for family life, complemented by a separate formal dining room.

Also on this level is a ground-floor bedroom with en-suite shower room, a contemporary family bathroom with jacuzzi bath, and internal access to the garage and wood store. Upstairs, the property offers three further rooms. The principal bedroom is a generous suite featuring an en-suite shower room and walk-in dressing room. A second spacious double bedroom also benefits from an en-suite, while the fourth room is currently arranged as a study, providing an ideal space for home working. A built-in sauna offers the perfect place to relax and unwind.

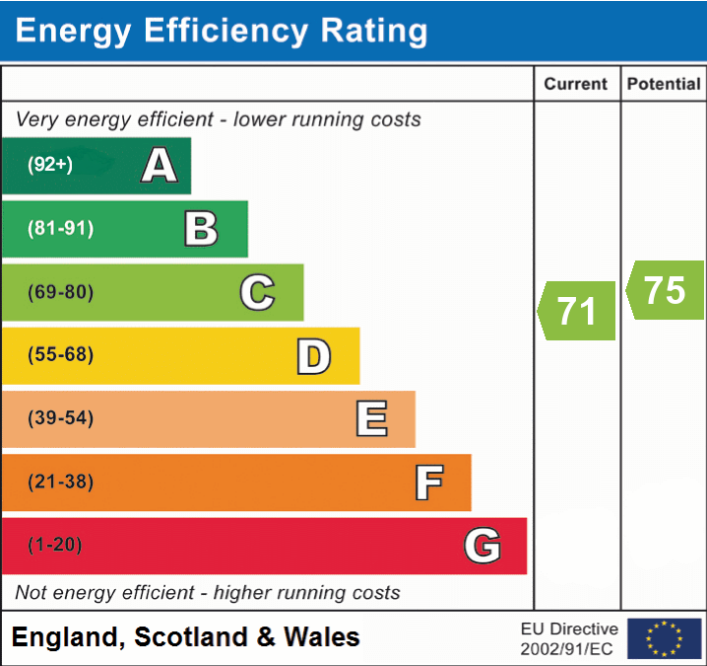
The property is approached via a large tarmac driveway providing ample off-road parking and access to the integral garage. The rear garden is mainly laid to lawn and features a low-maintenance patio and decking area with a built-in BBQ, ideal for outdoor entertaining. The garden enjoys a private outlook, backing onto open fields and beautiful countryside.

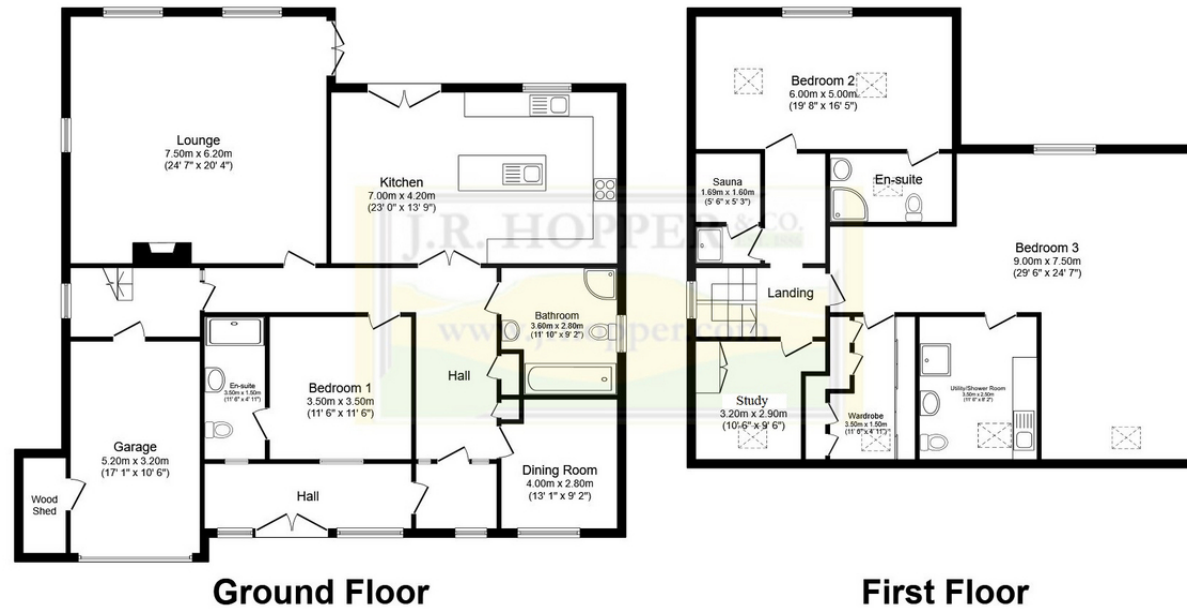
Stoneygill presents an exceptional opportunity to acquire a substantial and versatile home in a desirable rural location. It would make a superb full-time family residence, a peaceful holiday retreat, or a premium investment property.











Total floor area 273.9 sq.m. (2,948 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com