



Robins Lodge Black Bull Lane, Brough, CA17 4DN

Guide price £185,000



Robins Lodge Black Bull Lane

Brough, CA17 4DN

- Idyllic three bedroom Cottage
- Quality finish
- Primary bedroom with ensuite
- Seating area and a shed to the front
- Furniture and fittings available
- Shared private cobbled courtyard
- Many attractive features
- Parking for 2 cars
- Perfect lock up and leave, holiday home or first home

Tucked away just off Brough's Main Street lies a charming shared cobblestone courtyard, home to the exquisite Robins Lodge. This three-bedroom barn conversion exudes traditional charm, meticulously finished to the highest standards, reflecting the current owners' impeccable style throughout. Immaculately maintained, this property offers an ideal abode for families, first-time buyers, or a delightful holiday let. The accommodation comprises a spacious living/dining area, a versatile office/dining space, a well-appointed kitchen, three generously sized bedrooms – including a primary with an en-suite – a family bathroom, and a flexible utility area at the top of the stairs. Externally, you'll find parking for two vehicles, a cozy seating area, and a convenient shed. Nestled in the village of Brough, you'll enjoy a range of amenities, including takeaways, a village store, shops, a post office, and pubs, while benefiting from excellent transport links via the A66 to Penrith and Scotch Corner. Moreover, Brough's central location offers convenient access to both the Yorkshire Dales and the Lake District National Park.



Entrance vestibule / Porch

Hand crafted Wooden shutters to the front. Entrance vestibule leading to kitchen through the glazed front door.

Kitchen

10'5" x 7'8" (3.2 x 2.35)

Enter through the vestibule into the Kitchen. Fitted with a range of wall and base units in solid wood, topped with a black solid composite worksurface. Freestanding cooker, dishwasher and built in fridge. Stainless steel sink and chrome tap. Beige tiled upstand and slate effect tiled flooring.

Living Dining

21'9" x 14'0" (6.65 x 4.29)

A wonderful bright room with a stunning feature multi-fuel stove and stone fireplace along with light exposed beams. Ample room for a large dining table at one end this space is versatile and welcoming. The living room area has a large window and door to the front of the property.

Hallway

12'5" x 9'4" (3.79 x 2.87)

Currently used as a sitting area this space could work well as a dining area or home office. Accessed from the kitchen and providing access to the first floor and living room. Benefitting from a large under stair cupboard.

Landing / Utility

12'8" x 6'5" (3.88 x 1.97)

Clever use of space forming a utility area housing washer, dryer and chest freezer with worktop over one side.

Bedroom 1

14'0" x 9'8" (4.27 x 2.97)

Large double bedroom with window to the rear. Benefitting from a ensuite shower room.



Ensuite 7'6" x 5'6" (2.3 x 1.68)

Shower room fitted with grey tiled wall and laminate flooring, toilet, basin, black towel radiator and corner shower with Mira decor shower.

Bedroom 2 9'6" x 8'4" (2.9 x 2.56)

Comfortable double bedroom with window to the front.

Bedroom 3 9'9" x 7'11" (2.99 x 2.43)

Double bedroom with space for storage and window to the front.

Bathroom 9'4" x 4'11" (2.86 x 1.52)

The main bathroom has a mains fed power shower over bath, white tiled bath wall, toilet, basin and airing cupboard.

Outside

Parking for 2 cars in the shared cobble courtyard, sitting area and shed.

Services

Mains electric and drainage. Electric heating system. Double glazed wooden windows with shutters on the front doors.

Directions

When heading east on Brough main street turn left onto Black Bull Lane. The property is found on the left hand side in the shared cobble courtyard.

Please Note

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

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Floor Plans



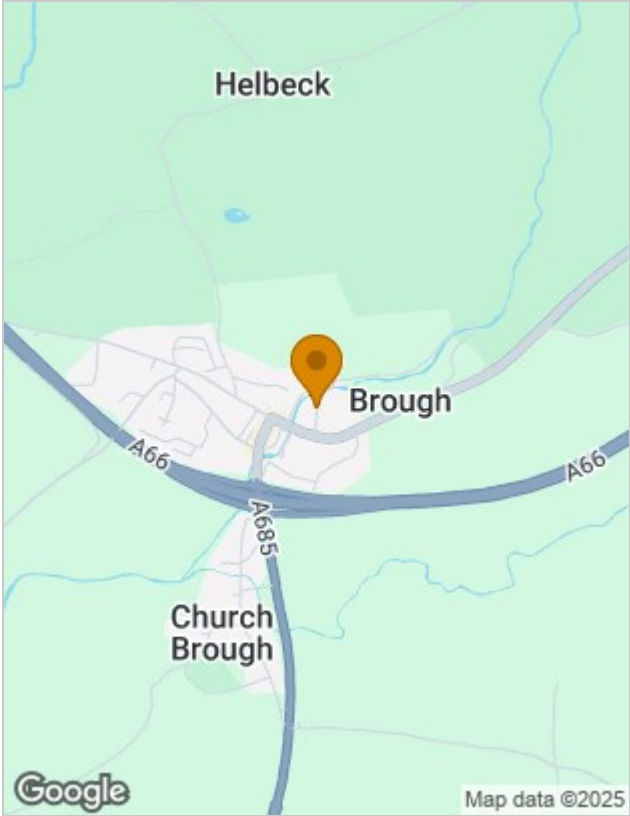
Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

