



Kilngate, Church Brough – CA17 4EW

Guide Price £450,000

PFK

Kilngate

Church Brough, Kirkby Stephen

A Charming Period Home with Riverside Gardens and Countryside Views

Believed to date back to the mid-1700s, with a sympathetic conversion of the adjoining barn in the 1980s, this most delightful property offers a wonderful blend of period character and modern comfort. The result is a spacious and versatile four-bedroom home, complete with generous living spaces, two bathrooms, a double garage, and truly enchanting gardens extending to the riverside.

The accommodation begins with a welcoming **entrance hall**, featuring attractive tiled flooring, a double-fronted cloaks cupboard, and stairs to the first floor. Doors lead to the **WC**, living room, and kitchen. The WC is fitted with a basin and also provides space and plumbing for a washing machine.

The **living room** is a particularly inviting space, enjoying dual front-aspect windows that flood the room with natural light. A multi-fuel stove set within a stone recess creates a cosy focal point, while wooden flooring flows seamlessly through to the **dining area**. Although partially open plan, each space remains well-defined, maintaining both character and comfort.



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The **dining area** overlooks the rear garden and connects effortlessly to the **kitchen**, which can also be accessed directly from the hallway. Recently updated, the kitchen is fitted with stylish shaker units, complemented by modern work surfaces and upstands. Integrated appliances include a NEFF oven, hob and extractor fan, with additional space for a fridge freezer and the benefit of an integrated bin store. A large picture window frames views of the garden, with a 1.5 sink positioned beneath, while a pantry cupboard offers further storage. A door leads out to the side of the property.

To the first floor, there are **four well-proportioned double bedrooms**, one of which is positioned above the garage and benefits from its own **en-suite shower room**, along with a cupboard housing the water cylinder. The remaining bedrooms are served by a **stylish family bathroom** featuring a four-piece suite.

Externally, the property continues to impress. To the front, a driveway provides parking for two vehicles and leads to the **double garage**. A secure, low-maintenance front garden is laid to gravel with attractive flower bed borders, while a pathway wraps around to the rear and side gardens.



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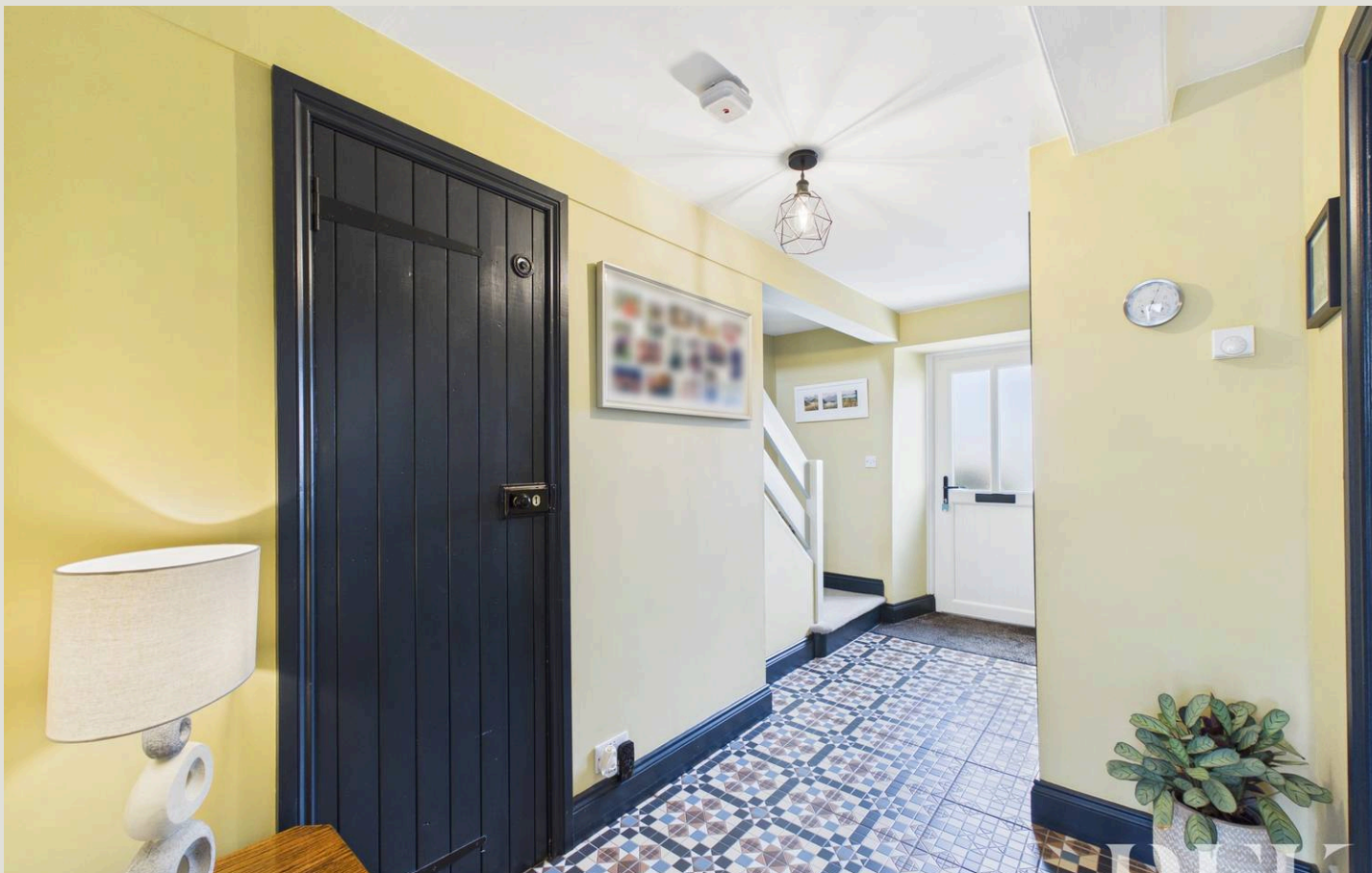
The **gardens** are a true highlight, offering a variety of beautifully maintained spaces. To the side, an established garden area includes a garden shed, and continuing to the rear there is a greenhouse and a well-positioned patio—perfect for outdoor dining. The upper garden combines lawn with well-stocked borders and enjoys elevated countryside views.

A stepped pathway leads down to a further **lower garden**, where colourful planting and raised mature beds create a peaceful retreat for gardening enthusiasts. Beyond, a generous lawn extends to the **riverside**, where thoughtfully placed seating areas provide a tranquil setting to enjoy the surrounding landscape. Across the river, a small additional area forms part of the property's curtilage and is left as a natural haven for wildlife.

The property is ideally situated within a charming and active rural community, offering local amenities including a primary school and popular ice cream shop, with a wider range of facilities available in nearby Brough and the market town of Kirkby Stephen.

Combining historic charm, spacious accommodation, and exceptional outdoor space, this is a rare opportunity to acquire a truly special home in a picturesque countryside setting.

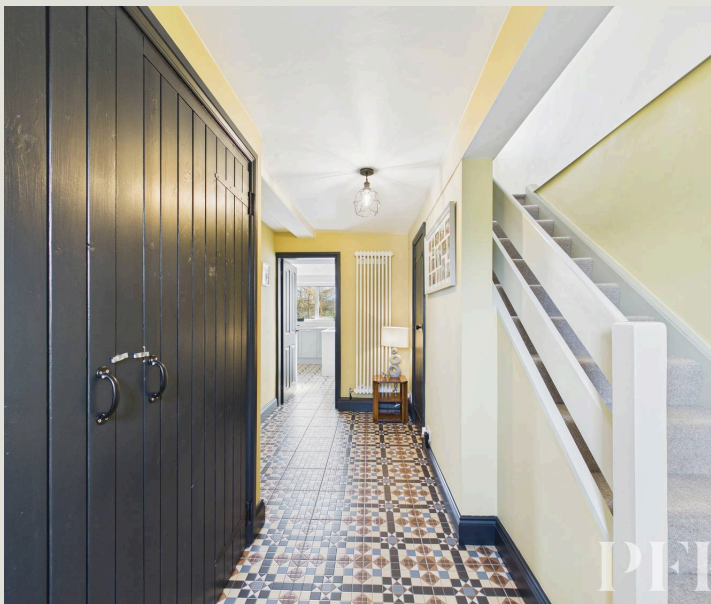




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Church Brough has the historic Brough Castle, St Michael's Church, a primary school and is within easy walking distance of Brough, which has a village shop and a hotel. There are regular bus services to Kendal and Penrith and easy access to the Carlisle - Settle Railway at Kirkby Stephen and Appleby. Secondary schools are either the highly regarded Kirkby Stephen or Appleby Grammar schools. The village is just four miles from the popular market town of Kirkby Stephen which itself has a variety of day-to-day amenities including supermarket, general shops, banks, 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.



- Charming, well-presented 4-bed detached home
- Modern open plan kitchen, dining area and spacious lounge
- Character property with contemporary facilities
- Versatile rooms with abundance of natural light
- Double garage & off-road parking
- Spacious landscaped garden, riverside location with scenic views
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - E

ACCOMMODATION

GROUND FLOOR

Entrance Hall

13' 11" x 5' 9" (4.24m x 1.75m)

Wc

7' 9" x 3' 2" (2.37m x 0.96m)

Living Room

21' 11" x 16' 5" (6.68m x 5.00m)

Kitchen / Dining Area

11' 6" x 10' 7" (3.50m x 3.22m)

FIRST FLOOR

Bathroom

9' 10" x 6' 2" (3.00m x 1.89m)

Bedroom 1

11' 7" x 11' 1" (3.52m x 3.37m)

Bedroom 2

11' 7" x 10' 6" (3.54m x 3.19m)

Bedroom 3

10' 6" x 9' 9" (3.21m x 2.97m)

Bedroom 4

18' 9" x 15' 5" (5.71m x 4.69m)

En-Suite Bedroom 4

EXTERNAL

Garage

17' 11" x 15' 6" (5.45m x 4.72m)

Gardens & Parking



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Oil-Fired central heating. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

The property can be located by using What3Words - [///slumped.shred.scare](https://www.what3words.com/#!/slumped.shred.scare) or via the Post Code CA17 4EW. A For Sale board has also been erected for identifying purposes.

Referrals and Other Payments

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- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		



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