J.R. HOPPER & Co. Est. 1886



BROUGH • CA17 4BP

The Outfitters

Guide Price £290,000 - £320,000

4 B

AT A GLANCE

- Charming End Of Terrace Café And Public House In A Prominent High Street Position
- Turnkey Business Opportunity Ready For Immediate Trading
- Versatile Three Storey Property With Established Trading Areas And Owners Accommodation
- Bright And Inviting Bar And Dining Space With Additional Intimate Dining Room
- Lower Ground Floor Lounge With Bi-Fold Doors Opening To Riverside Seating Area
- Well Presented Owners Accommodation With Countryside Views And Open Fire
- Two Double Bedrooms, Utility Room And Luxury Bathroom With Whirlpool Bath
- Planning Permission Granted For Conversion To Residential Use
- Chain Free Opportunity With Excellent Investment Or Lifestyle Potential

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THE PROPERTY

Charming End Of Terrace Café And Public House In A Prominent High Street Position

Planning Permission Granted For Change Of Use

The Outfitters is a delightful end-of-terrace café and public house, brimming with character and charm, prominently positioned along the high street in the village of Brough.

Brough itself enjoys a strong sense of community and provides an excellent range of everyday amenities, including a village shop, primary school, outreach post office, hotel and public house. The area is particularly well regarded for its schooling, with secondary education available at the highly respected Kirkby Stephen Grammar School and Appleby Grammar School. Just five miles away, the bustling market town of Kirkby Stephen offers a wider selection of facilities, including a supermarket, banks, independent shops, restaurants, public houses, hotels and a variety of sporting opportunities.

The Outfitters is arranged over three floors and presents a versatile and appealing trading environment, complemented by beautiful accommodation above. The ground floor opens into a welcoming entrance hall, leading through to two distinct dining areas. To the right, a bright and inviting space incorporates the bar and main seating area, ideal for relaxed dining, while to the left a more intimate dining room provides a cosy setting and enjoys a connection through to the kitchen. A disabled WC with baby changing facilities is also conveniently located on this floor

The lower ground floor reveals a charming lounge area, enhanced by bi-fold doors that open out to a picturesque riverside aspect and outdoor seating area, creating an attractive space for customers to relax and enjoy the surroundings. This level also includes a useful pantry store and an additional versatile room, currently utilised as supplementary accommodation, though equally suited to further customer seating if desired.

The first floor continues the property's appeal, offering comfortable and characterful owner's accommodation. A welcoming living kitchen with open fire provides a cosy heart to the home, complemented by delightful views across the surrounding countryside. There are two double bedrooms, along with a utility room and a well-appointed house bathroom featuring a whirlpool bath and separate double shower.

Externally, the frontage offers further potential for seating or could be arranged as a low-maintenance patio area, enhancing the overall customer experience.

Planning permission has been granted for conversion of the premises into a residential dwelling, providing flexibility for a range of future uses, whether as a continuation of a successful business or as a charming private home.

The Outfitters represents an exceptional turnkey business opportunity, while also offering significant scope for residential conversion into a superb family home or holiday retreat. Whichever route is chosen, the property stands as a highly attractive and versatile investment in a sought-after rural setting.

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GALLERY

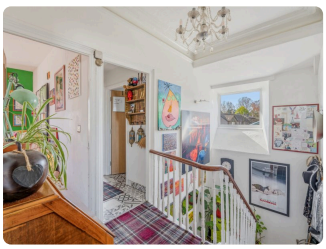
Every room, inside and out





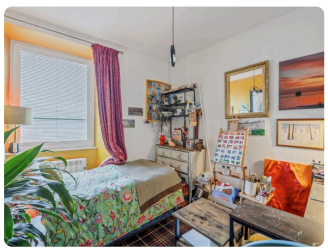












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GALLERY





Turnkey Business Opportunity Ready For Immediate Trading

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THE ACCOMMODATION

A room-by-room schedule

Set out floor by floor, as a plan would read it — from the entrance hall through to the gardens beyond.

01 LOWER GROUND FLOOR

Lounge

Spacious area. Laminate flooring. Board & beam ceiling with fire board. TV point. Electric radiator. Bi-fold doors to riverside seating area.

W/C

Laminate flooring. Downlights. Part tiled walls. W/C. Wash basin. Hand dryer. Electric radiator. Window to the rear.

Pantry

Concrete flooring. Storage area. Power & Light.

Sitting Room/Bedroom

Laminate flooring. Board & beam ceiling with fire board.

Store

Small storage store/cellar.

02 GROUND FLOOR

Porch

Painted floorboards. Part tiled walls. Glazed wooden external door to the front. Glazed internal door into entrance hall.

Entrance Hall

Painted floorboards. Coved ceiling. Electric radiator.

Shop Space/Bar

Step down into shop space/bar. Painted floorboards. Part tiled walls. Bar area - shelving, fridges, coffee machine, glass washer, stainless steel work surfaces. Electric radiator. Two large windows over dual aspects bringing in lots of natural light. Door into porch area - this is currently used as a store but could serve as the main entrance.

Shop Space/Cafe

Painted floorboards. Coved ceiling. Picture rail. Electric radiator. Two large windows over dual aspects bringing in lots of natural light.

Kitchen

L shaped kitchen. Tiled flooring. Part tiled walls. fitted out with high quality commercial kitchen equipment including pizza oven, electric double oven and extractor hood. Stainless steel worktops and sink. Window to the side of the property. The kitchen can be accessed from the entrance hall and the shop space/café.

03 FIRST FLOOR

Stairs & Landing

Turned staircase with fitted carpet runner. Fitted carpet on the landing. Coved ceiling.

Utility Room

Tiled flooring. Downlights. Built in shelving. Plumbing for washing machine and space for tumble dryer. Electric central heating boiler. Window to the rear.

Bathroom

Modern bathroom suite. Tiled flooring. Downlights. Extractor fan. Part tiled walls. W/C and wash basin in vanity unit. Whirlpool bath. Double shower cubicle. Heated towel rail. Window to the side of the property.

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03 FIRST FLOOR

Bedroom One

Spacious front double bedroom. Polished floorboards. Loft access - loft is fully insulated & boarded and full head height. Electric radiator. Two windows over dual aspects with amazing views across the open fields beyond.

Bedroom Two

Front double bedroom. Polished floorboards. Electric radiator. Window to the front.

Living Kitchen

Spacious living kitchen. Fitted carpet. TV point. Open fire in marble fireplace. Good range of base units. Integrated appliances - electric oven and grill, dishwasher, ceramic hob and extractor hood. Stainless steel sink. Electric radiator. Three windows over three aspects bringing in lots of natural light.

04 OUTSIDE

Lower Ground Decking Area

Low maintenance decking area with view of the river and seating areas. Fishing rights. Right of access to the river.

Front

Low maintenance patio area to the front with space for seating. Steps lead down onto the lower ground decking area.

Stairs

Turned staircase with carpet runner.

05 AGENTS NOTES

Material Information

Electric central heating throughout newly installed in 2020. Double glazing throughout with tilt & turn windows. Mains electrics, water & drainage. New electrics installed in 2020. EPC - B and has been future proofed for new legislation. Planning permission has been granted for residential dwelling - please ask for further details. Flood Risk: Low Broadband: Basic 19 Mbps Superfast 80 Mbps.

Additional Notes

Roof has been maintained and made good under current ownership with lead flashings being replaced. Pebble dashing replaced and painted. Potential for loft space to be converted subject to the necessary consents. Security, fire alarm and music system have all been hardwired.

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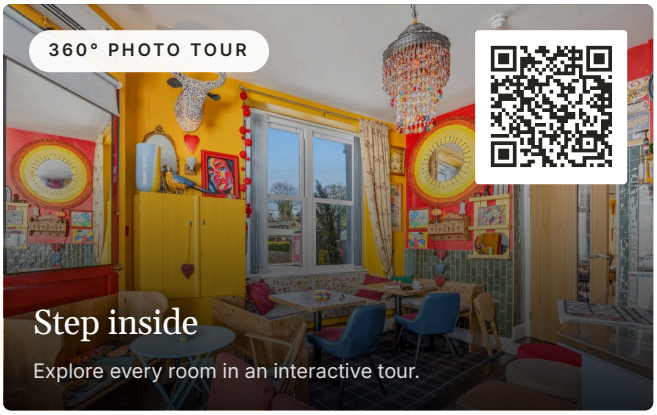
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ONLINE ONLY

There's more on the website

Tours, video and paperwork don't fit on paper. Point your phone's camera at a code — or tap it, if you're reading this on a screen.



DOCUMENTS & LINKS

EPC - 27th April 2026

PDF · 0.08 MB

Facebook Page

facebook.com

REQUEST THE VIDEO VIEWING

Interest piqued? Here's what's next.

Photographs got you this far — we picked them so they would. Our private video viewings take you further: one of our viewers will walk and talk you through The Outfitters properly, inside and out, room by room, pointing out every feature and every issue as they go.

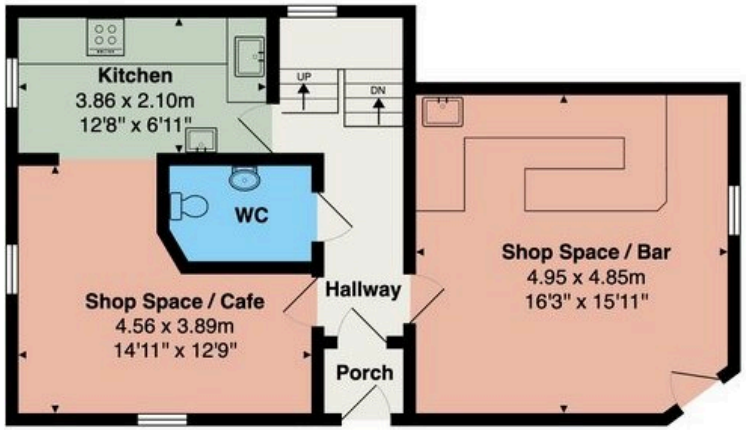
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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The Outfitters Cafe Bar, Brough, CA17 4BP

Total Area: 181.1 m² ... 1949 ft²



Ground Floor



First Floor



Lower Ground Floor

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Floor plan produced for J.R. Hopper & Co by Abide Studios.
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The plan is not to scale and has been prepared solely for marketing purposes.
Interested parties should make their own enquiries and rely on their own inspection as to its accuracy.

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