



Glenwood House High Street, Brough, CA17 4BX

Guide Price £249,950

PEK

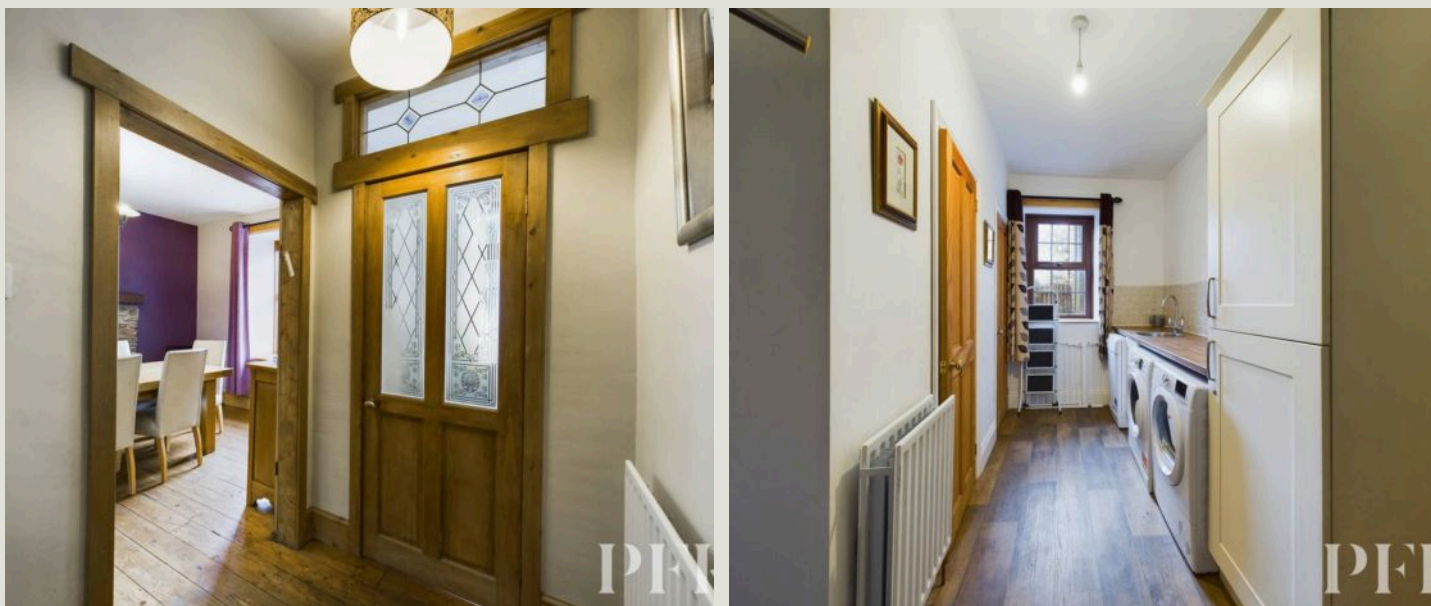
Glenwood House High Street

The Property

Nestled in the heart of Brough, Glenwood House is a beautifully maintained period property offering a perfect blend of character and modern comfort. This spacious home features an inviting **open plan kitchen and dining area**, complete with a **log burner, exposed beams, and a striking stone fireplace**, creating a warm and welcoming atmosphere. The **generous lounge** boasts an **open fire**, perfect for cosy evenings, while the **utility room with a separate WC** adds practicality to daily living. Upstairs, the **first floor** hosts **four well proportioned bedrooms and a stylish four piece family bathroom**, while the **second floor** provides an additional **fifth bedroom and a second bathroom**, ideal for guests or a private retreat.

Well maintained throughout, this charming home benefits from convenient on street parking and a **small rear yard for refuse bin storage**. With its characterful features and spacious layout, Glenwood House is a fantastic opportunity for families or those seeking a comfortable, stylish home in a desirable location.

- End of terrace
- Large family home
- Spacious accommodation
- Three storey property
- 5 beds & 2 baths
- Small rear yard
- Tenure: Freehold
- Council Tax: Band C
- EPC rating C





Glenwood House High Street

The Location & Directions

Brough is a picturesque village in the Eden valley, located near the market town of Kirkby Stephen in Cumbria. Nestled between the breathtaking landscapes of the Yorkshire Dales National Park and the North Pennines Area of Outstanding Natural Beauty, it offers a perfect blend of rural charm and modern convenience. The village boasts a rich history, with landmarks such as Brough Castle, a medieval ruin with scenic views, and St. Michael's Church, and also provides essential amenities, including a local shop, pubs, and a primary school, while Kirkby Stephen, just a short drive away, offers further shops, restaurants, and transport links, including a station on the scenic Settle-Carlisle railway.

Directions

From Kirkby Stephen head northwards on the A685 to Brough, about 4 miles. At the clock tower in the centre of the T-junction, turn right and follow the road for approx. 30m, there is a left hand turn onto Black Bull Lane and Glenwood House is the last house on the front street before the lane.



ACCOMMODATION

Entrance Porch

Accessed via part glazed UPVC front door. With cloaks area, radiator and part glazed door into the hallway.

Hallway

Stairs to the first floor with large understairs cupboard, exposed floorboards, radiator and doors to the ground floor rooms.

Dining Room

11' 0" x 12' 11" (3.36m x 3.94m)

A front aspect reception room with large multifuel stove set in an attractive stone fireplace with wood mantel, ample space for a six to eight person dining table, radiator, exposed floorboards and open access into the kitchen.

Kitchen

11' 5" x 12' 4" (3.49m x 3.77m)

Fitted with a good range of wall and base units with complementary stone work surfacing, incorporating double bowl stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Matching breakfast bar, freestanding electric range cooker with extractor fan over, exposed beams, radiator, tiled flooring, rear aspect window and open access into the rear porch.

Rear Porch

With tiled flooring and part glazed door out to the rear.

Lounge

13' 1" x 13' 5" (3.99m x 4.09m)

A front aspect reception room with feature fireplace with wood surround and mantel housing an open fire, radiator and exposed wood flooring.



Utility Room

13' 5" x 5' 11" (4.08m x 1.81m)

A generous utility room fitted with a full height unit with complementary work surfacing incorporating stainless steel sink unit with mixer tap and tiled splashbacks. Plumbing for undercounter washing machine, tumble dryer and dishwasher, space for freestanding fridge freezer, cupboard housing the central heating boiler, radiator and rear aspect window.

Cloakroom/WC

Fitted with WC and wash hand basin.

FIRST FLOOR LANDING

With stairs continuing up to the second floor and doors leading to the first floor rooms.

Bathroom

13' 3" x 7' 3" (4.03m x 2.22m)

Fitted with a four piece suite comprising corner shower cubicle with electric shower, WC, wash hand basin and freestanding bath with central mixer tap and tap connected, hand held shower attachment. Built in storage cupboard, part tiled walls, radiator and partially obscured rear aspect window.

Bedroom 1

12' 4" x 13' 11" (3.75m x 4.23m)

A front aspect double bedroom with radiator.

Bedroom 3

12' 0" x 13' 5" (3.66m x 4.10m)

A further front aspect double bedroom with radiator.

Bedroom 4

13' 4" x 9' 9" (4.07m x 2.98m)

A rear aspect double bedroom with radiator.

Bedroom 5

9' 8" x 6' 0" (2.94m x 1.84m)

A front aspect single bedroom with radiator.



SECOND FLOOR LANDING

With feature beams, Velux window and doors to the rooms on the second floor.

Bedroom 2

15' 3" x 15' 7" (4.64m x 4.74m)

A spacious double bedroom with feature beams, built in storage cupboard, feature stonework to one wall, window and two radiators.

Bathroom 2

12' 11" x 8' 10" (3.94m x 2.69m)

Fitted with a three piece suite comprising WC, wash hand basin and freestanding bath with tap connected, hand held shower attachment and tiled splashbacks. Built in storage cupboard, feature beams, radiator and Velux window.

ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage. Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Emma Harrison Financial Services - arrangement of mortgage & other products/insurances - average referral fee earned in 2024 was £221.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.





EXTERNALLY

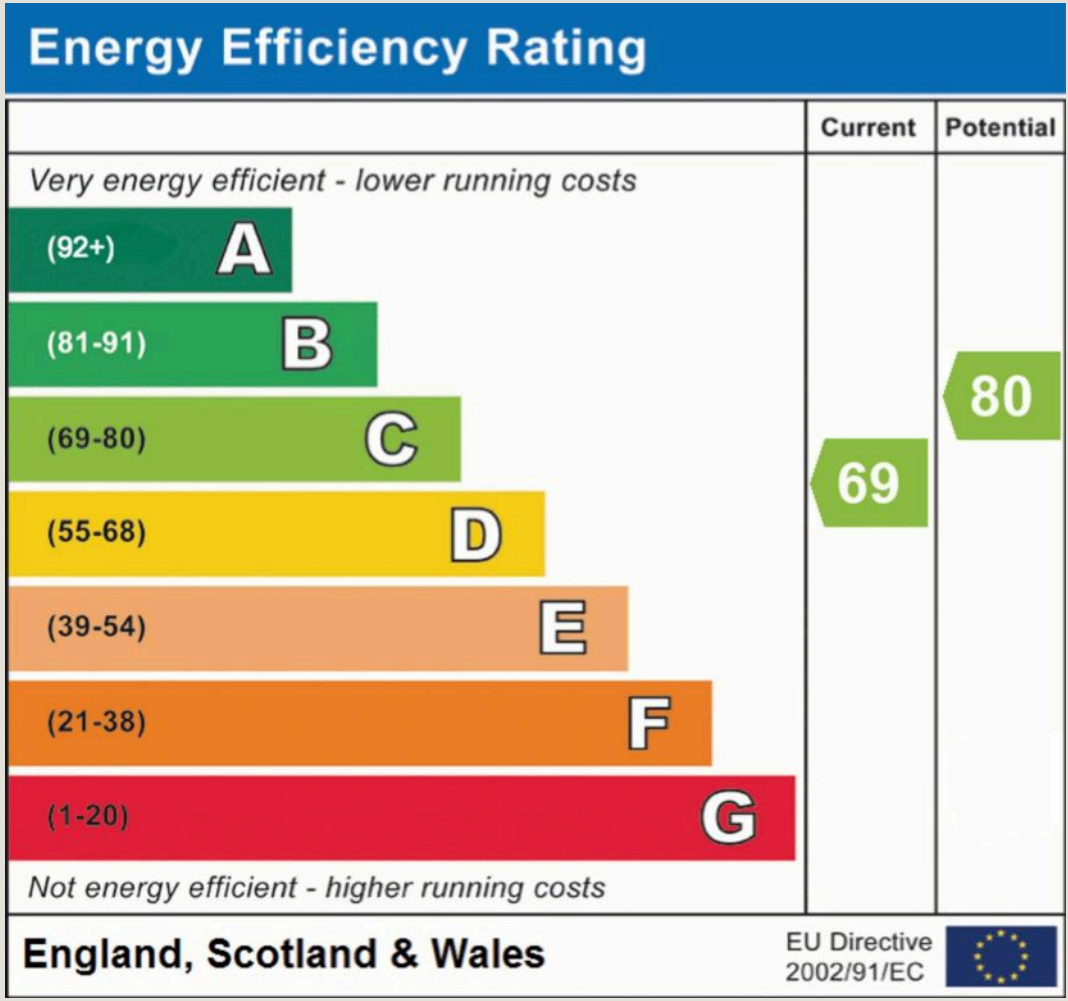
Yard

To the front of the property, there is on street parking and to the rear, there is a small yard area with space for refuse bins.

ON STREET

1 Parking Space







PFK Estate Agents

9-10 Devonshire Chambers, Penrith, Cumbria - CA11 7SS

01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

PFK

