J.R. HOPPER & Co. Est. 1886



BROUGH SOWERBY • CA17 4EG

4 Westwood Barn

Guide Price £320,000 - £360,000

4 | E

AT A GLANCE

- Exceptional Barn Conversion
- Private Complex In Rural Brough Sowerby
- Private Parking And Additional Communal Parking
- Spacious Open Plan Living Kitchen Diner
- Character Features Including Exposed Beams And Trusses
- Well-Appointed Kitchen Perfect For Entertaining
- Four Double Bedrooms
- Low Maintenance East Facing Patio
- Ideal Family Home In A Sought-After Location
- Chain Free

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THE PROPERTY

Exceptional Barn Conversion

4 Westwood Barn is an exceptionally presented barn conversion, situated within a private and exclusive complex in the desirable village of Brough Sowerby.

The village offers a peaceful rural setting combined with excellent connectivity and a welcoming, close-knit community. Ideally positioned between the popular market town of Kirkby Stephen and the neighbouring village of Brough, the location provides the perfect balance of countryside living with convenient access to everyday amenities, schooling and transport links.

Brough offers a village shop, primary school, outreach post office and hotel, while regular bus services provide links to Kendal and Penrith. The property is also within the catchment area for the highly regarded Kirkby Stephen and Appleby Grammar Schools, making it an excellent choice for families. The renowned Settle–Carlisle railway line is easily accessible from both Kirkby Stephen and Appleby.

Offering spacious and versatile accommodation arranged over two floors, 4 Westwood Barn provides four double bedrooms to the ground floor. The principal bedroom benefits from a Jack and Jill bathroom, while a separate wet room serves the remaining bedrooms.

To the first floor is an impressive open-plan living kitchen diner, featuring exposed beams and trusses, creating a wonderful sense of character and space. The well-appointed kitchen is perfectly suited for both everyday living and entertaining.

Externally, the property benefits from a low-maintenance east-facing patio area with parking, along with an additional parking space within the communal parking area. A convenient access gate from the parking area provides maintenance access to the rear of the property via the neighbouring farmyard.

4 Westwood Barn would make an exceptional family home, offering character, space and modern living in a sought-after rural location.

> *“Private Complex In Rural Brough Sowerby*

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GALLERY

Every room, inside and out

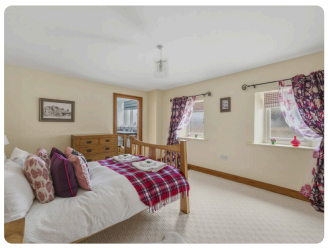








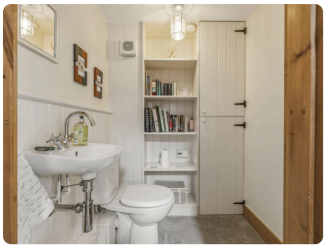





Produced 24 October 2026. All information believed to be correct at the time. These particulars are intended as a guide only; their accuracy is not guaranteed and they do not form part of any offer or contract. Measurements are approximate. Prospective purchasers must satisfy themselves as to the accuracy of all information.

GALLERY











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Private Parking And Additional Communal Parking

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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 GROUND FLOOR

Entrance Hall

Tiled flooring & solid wood flooring throughout. Underfloor heating. Downlights. Built in under stairs storage. Large built in cupboard housing heating system. Large glazed door & windows to the front.

Bedroom One

Large double bedroom. Fitted carpet. Underfloor heating. Two windows over dual aspects bringing in lots of natural light.

Jack & Jill Bathroom

Tiled flooring. Underfloor heating. Downlights. Extractor fan. Part tiled walls. W/C. Double wash basins in vanity stand. Bath with shower over. Heated towel rail. Large frosted window to the rear.

Bedroom Two

Rear double bedroom. Fitted carpet. Underfloor heating. Two frosted windows to the rear.

Bedroom Three

Rear double bedroom. Fitted carpet. Underfloor heating. Frosted window to the rear.

Bedroom Four

Front double bedroom. Fitted carpet. Underfloor heating. Frosted window to the side of the property.

Shower Room

Full wet room. Tiled flooring. Underfloor heating. Downlights. Extractor fan. Fully tiled walls. W/C. Wash basin. Heated towel rail. Frosted window to the rear.

02 FIRST FLOOR

Stairs

Turned staircase with fitted carpet.

Living Room

Fitted carpet. Underfloor heating. Exposed beams and trusses. TV point. Wall mounted electric fire. Three windows over three aspects. Velux window.

W/C

Fitted carpet. Underfloor heating. Extractor fan. Part panelled walls. Built in shelving & storage. W/C. Wash basin.

Kitchen Diner

Solid wood flooring. Underfloor heating. Exposed beams and trusses. Part tiled walls. Good range of wall and base units. Integrated, electric oven, gas hob, extractor fan. Composite sink and drainer. Space for freestanding fridge freezer. Window to the front. Velux window.

03 OUTSIDE

Front

East facing low maintenance patio area.

Rear

Access to the rear of the property for maintenance purposes is provided via the neighbouring farmyard.

Parking

There is a low maintenance parking area at the side of the property with gated access to the rear of the property. A further parking space is provided in parking area to the front of the complex.

04 AGENTS NOTES

Material Information

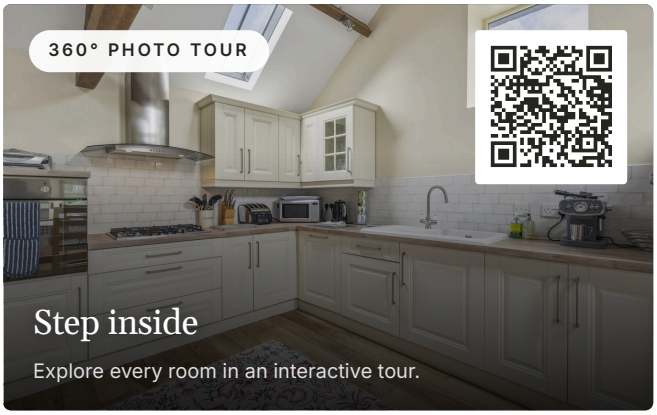
Mains electric & water. Private sewerage via a waste treatment plant shared with neighbouring properties. A yearly maintenance fee between £400 & £700 is payable for the upkeep of communal areas and the treatment plant. LPG gas central heating, underfloor heating & double glazing throughout. Flood Risk: Stated as low risk with no known history of flooding. Broadband: Basic 11 Mbps Superfast 66 Mbps Ultrafast 1000 Mbps

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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 - 9th July 2026

PDF · 0.10 MB

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 4 Westwood Barn properly, inside and out, room by room, pointing out every feature and every issue as they go.

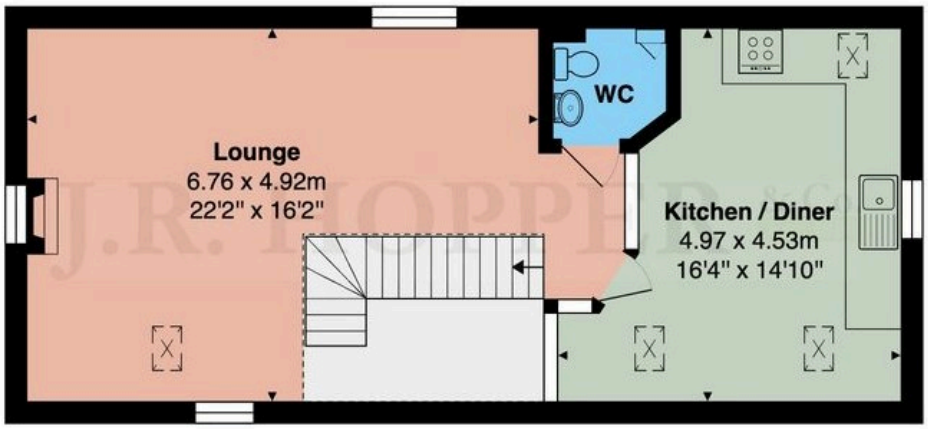
Your time is precious (and so is your fuel), so whittle your shortlist down from the sofa. We'll get you through the door just as soon as we know how much you loved it from afar.

ASK FOR THE VIDEO VIEWING

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4 Westwood Farm, Brough Sowerby, CA17 4EG

Total Area: 151.7 m² ... 1633 ft²



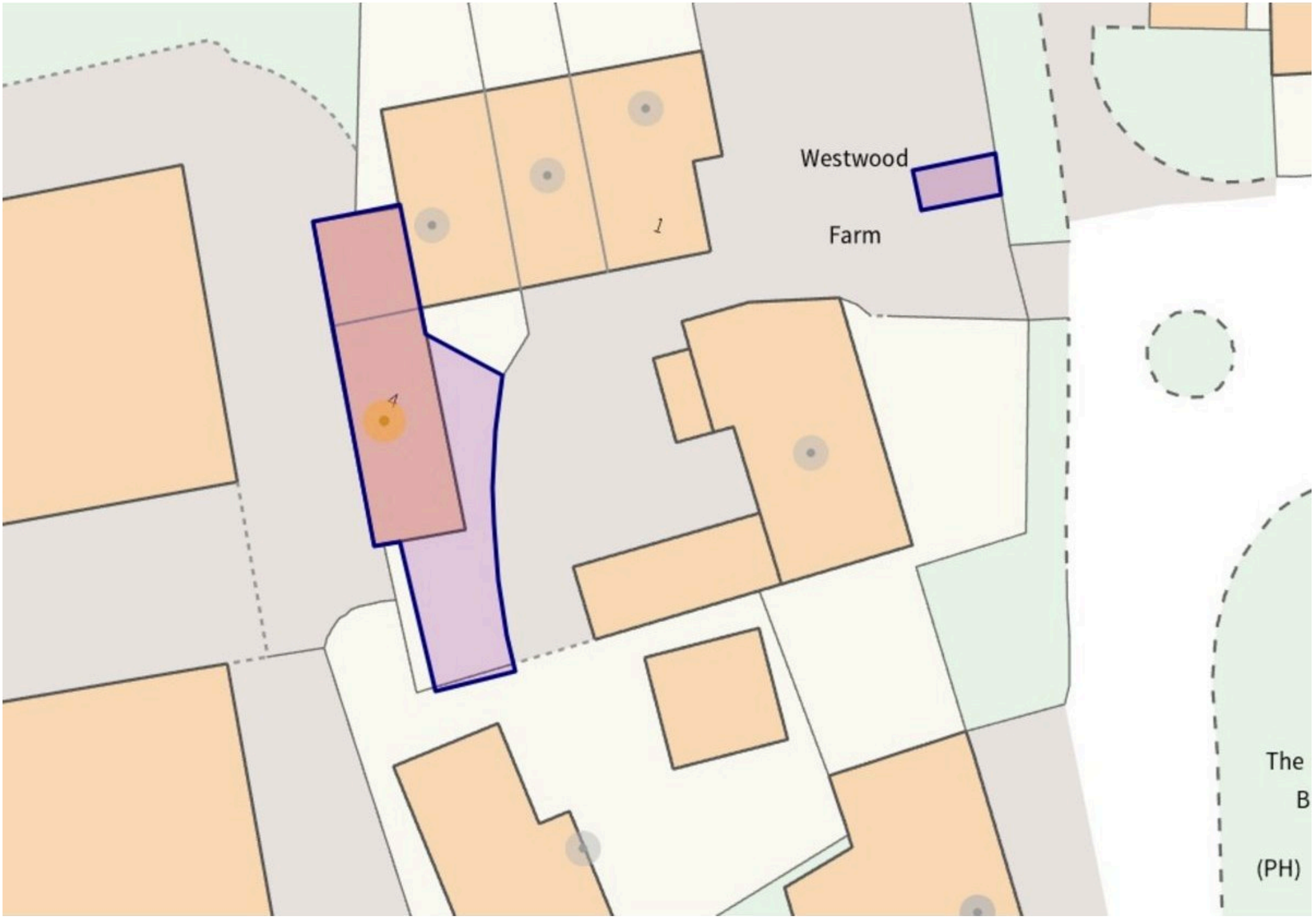
First Floor



Ground Floor

Floor plan produced for J.R. Hopper & Co by Abide Studios.
All measurements, floor areas, openings and orientations are approximate and provided for illustrative purposes only.
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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