

**Brook House
Brough
Kirkby Stephen
Cumbria**



A Spacious 3 Bedroom Farmhouse With Potential To Extend Into The Adjoining Barn (Subject To The Granting Of Planning Permission), Together With Outbuildings, Stables, A 40m X 20m Ménage And 1.74 Acres Pastureland.

For Sale by Private Treaty

Guide Price: Offers in the Region of £390,000

**Selling Agents: Richard Turner & Son,
45 Allhallows Lane, Kendal, LA9 4JH.
Tel: 01539 723 558.**

**Solicitors: Walker Forster Solicitors,
3 High Street, Skipton, BD23 1AA.
Tel: 01756 700 200.**

Location:

From the M6 Motorway, Junction 38 (Tebay) take the A685 towards Kirkby Stephen. Follow the road through Kirkby Stephen to Brough. At Brough, continue under the A66 to the 'T' junction with the Main Street. At the junction turn right and follow the road for approximately 250m. Turn right again straight after Highfield Cottage and follow the single track lane. The property is the third house on the left hand side.

Description:

A traditional stone farmhouse under a slate roof, with potential to expand into the adjoining stone barn (subject to the granting of planning permission), together with a range of outbuildings, a ménage and paddocks, all within a ring fence extending to 2.47 Acres (1.0 Hectares). The farmhouse is in excellent decorative order and the outbuildings, paddock and ménage have been well maintained. The house and adjoining barn have been completely reroofed within the last 4 years.

The house benefits from multi-fuel central heating and double glazing throughout.



Residential Accommodation Comprising:

Ground Floor:

Entrance Porch: Radiator.

Dining/Living Room: With wood burning stove, radiator.
4.12m x 6.50m (13'6 x 21'4)



- Kitchen:** Rayburn, fitted wall and base units, understairs cupboard.
3.50m x 2.94m max
(11'6 x 9'8 max)
- Utility/Rear Porch:** Fitted wall and base units, radiator.
2.41m x 2.74m (7'11 x 9')
- Hallway:** Stairs to first floor, radiator.
- Bathroom:** Bathroom suite comprising bath, wc and sink, radiator.
- Family Room:** Radiator.
5.97m x 2.8m (19'7 x 9'2)

First Floor:



- Landing:** Hatch with slingsby ladder to attic.
3.5m x 2.74m max
(11'6 x 9' max)
- Bathroom:** Bath with shower over, wc, sink and radiator.
- Bedroom 1:** Double, fitted wardrobes, radiator.
4.07m x 3.13m max
(13'4 x 10'3 max)
- Bedroom 2:** Double, fitted wardrobes, radiator.
4.12m x 3.21m max
(13'6 x 10'6 max)
- Bedroom 3:** Double, radiator.
3.54m x 2.97 max
(11'7 x 9'9 max)



- Attic:** Large, well lit, fully boarded attic.

Outside: Front yard with parking and access to buildings.
Large side garden and patio area, with aerated fish pond.

Council Tax Band: Band D (09/10 - £1,504.72)

Services: Comprise mains electricity and water. Sewerage is to a septic tank.

Outbuildings:

The property benefits from a range of stone and slate outbuildings:

Stone Barn: An attractive stone barn is attached to the house, and currently accommodates a coalhouse and storage shed, together with a workshop and garage with timber loft over.

Block and Corrugated Iron Car Port:

Dutch Barn:

Stables & Store: Block, timber and sheet building with block lean to, housing 2 stables, a feed and bedding store and trailer store. The building benefits from mains water and electric.
18'3 x 33'3 &
20'2 x 33'3
(5.55m x 10.14m &
6.15m x 10.14m)



Timber Stables: Two traditional stables with a sheet roof.

Hay Store: Situated behind the timber stables.

Detached single garage
15'6 x 9'8 (4.70m x 2.95m)

The Land:

The land comprises two well maintained paddocks, together with a small wooded area. There is an 40m x 20m wood chip ménage to the western edge of the larger paddock.

Schedule:

Field Number (OS)	Cropping	Area (Hectares)	Area (Acres)
Pt 6444	Pasture	0.115	0.285
Pt 7743	Pasture	0.587	1.451
Pt 7743	Wood	0.059	0.146
Pt 7743	House & Gardens	<u>0.239</u>	<u>0.588</u>
	TOTAL	1.00	2.47



Viewing:

Strictly by appointment with the Agents.

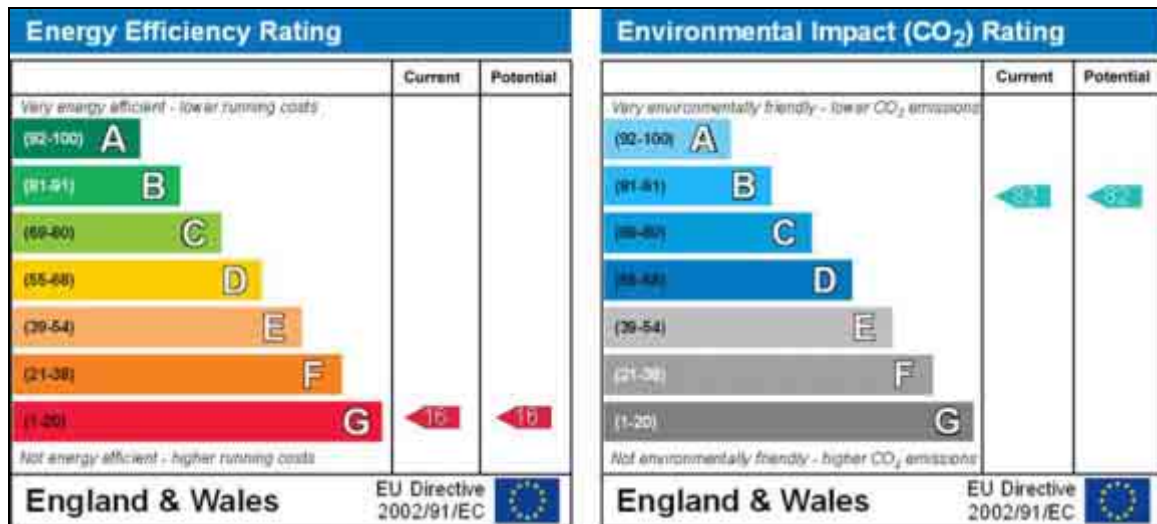
Single Farm Payments or Entitlements:

There are no Single Farm Payments attached to the property.

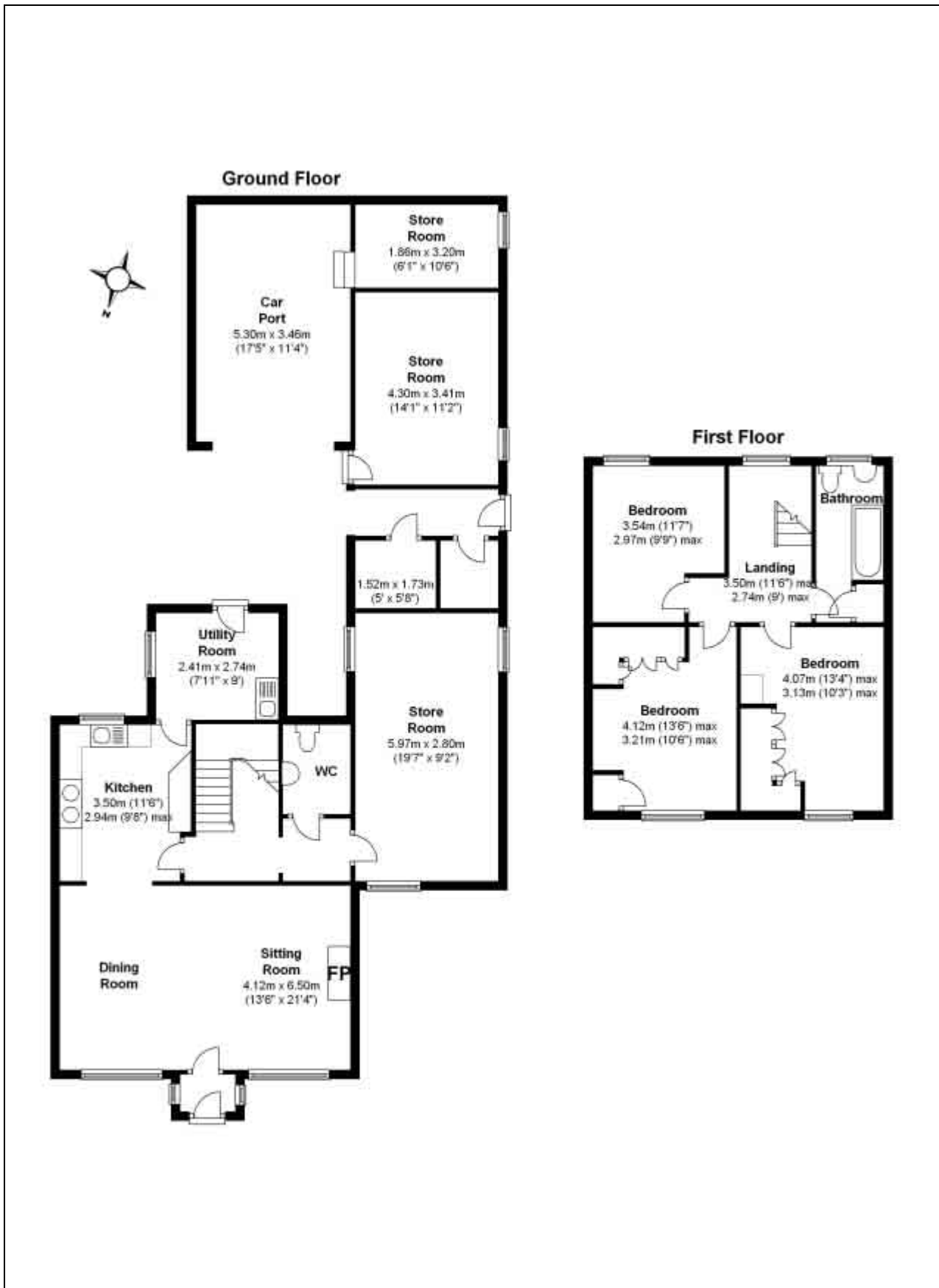
Tenure:

The property is freehold and vacant possession will be given on completion.

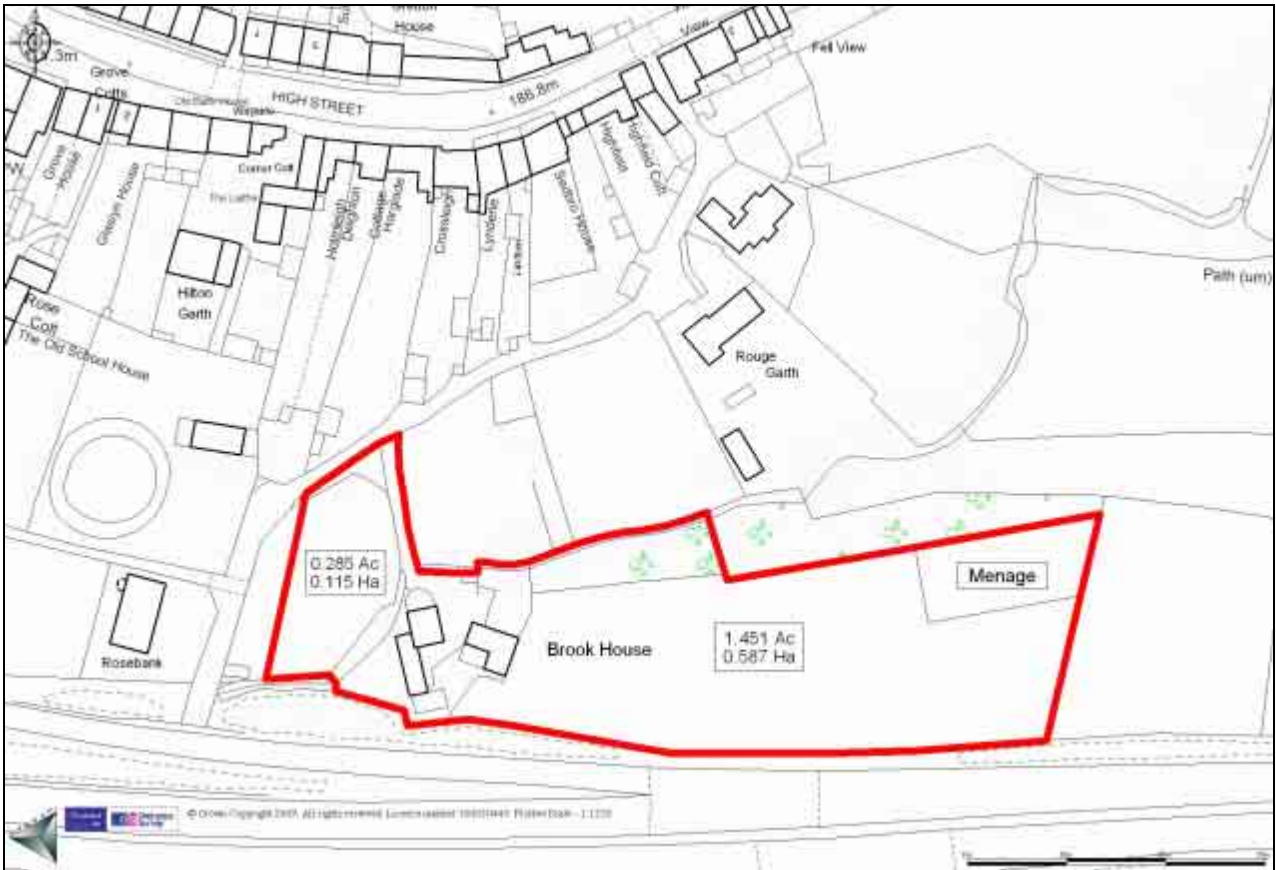
Energy Performance Certificate



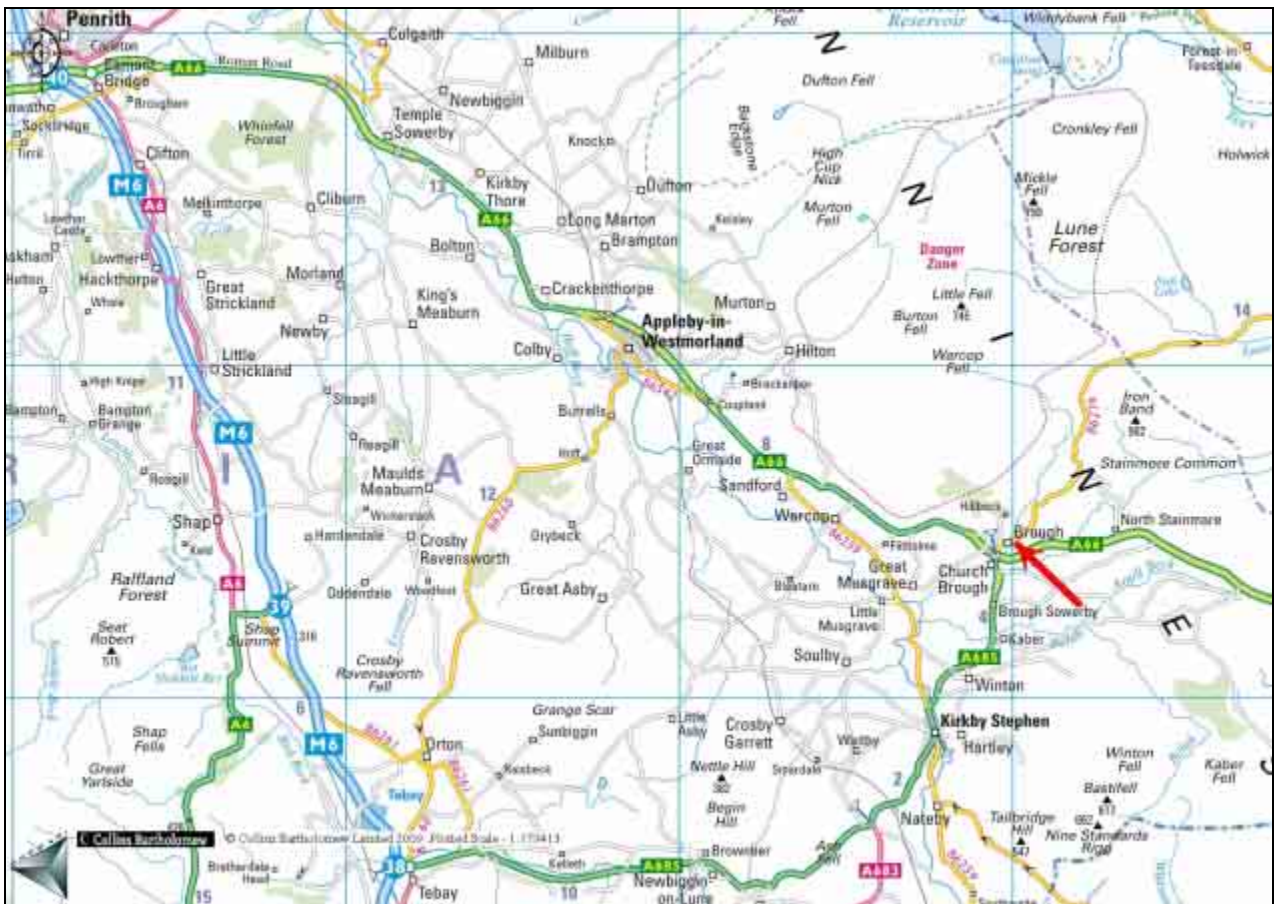
Floor Plans



Boundary Plan



Location Plan



GENERAL REMARKS AND STIPULATIONS

LOCAL SERVICE AUTHORITIES:

Eden District Council, Penrith. Tel: 01768 817 817.

Cumbria County Council, The Courts, Carlisle, CA3 8NA. Tel: 01228 23456.

PARTICULARS OF SALE:

The descriptive particulars (but not the stipulations and special conditions of sale) do not constitute, or constitute any part of any offer or Contract and all statements made herein are made without responsibility on the part of the Auctioneers or the Vendor. All intending purchasers should satisfy themselves as to their correctness. The Vendor does not make nor give and neither Richard Turner & Son nor any person in their employment has any authority to make or give any warranty as to the land and property.

SALES PARTICULARS AND PLANS:

The plan and quantities are based upon the latest available editions of the Ordnance Survey as revised by the Auctioneers. Such plan and quantities and these particulars are believed to be correct but any error or omission or mis-statement shall not annul the sale nor entitle either party to compensation or in any circumstances give ground for any action at Law.

TENURE AND POSSESSION:

The land is freehold and vacant possession will be given on completion or earlier by arrangement.

SPORTING AND MINERALS:

The sporting rights and minerals rights are included in the sale.

FIXTURES AND FITTINGS:

All fixtures and fittings are excluded from the sale, unless they are expressly stated as being included.

TIMBER AND WOOD:

All growing timber and fallen timber are included in the sale.

TOWN PLANNING AND LOCAL LAND CHARGES:

So far as the Vendor is aware the present use of the property is in accordance with the Town and Country Planning Acts. No requisition shall be raised in regard to the user or otherwise in relation to the said Acts and the Vendor shall not be required to give any further information in regard to the Town and Country Planning. The land is sold subject to:

- a) all local and land charges and any requirements enforceable by any local or other Public Authority.
- b) all encumbrances and other matters, the existence of which can or ought to be discovered by enquiry of any Local or other Public Authority and the Purchaser shall not be entitled to any compensation or right of rescission in respect thereof.

RIGHTS AND EASEMENTS:

The land is sold and will be conveyed with the benefit of and subject to the burden of all existing rights of way, all rights for the continuance of any means of supply of water, gas or electricity, all rights for drainage and sewerage and any other pipelines over or under the land, together with all necessary rights of access for maintenance, renewal and repair of any apparatus or constructions in connection with such rights.

OVERHEAD ELECTRICITY & TELEPHONE LINES & UNDERGROUND CABLES:

The Purchaser of the land shall take it subject to such wayleave as affects the same and shall be responsible to notify the appropriate authority of his interest.

FENCES & BOUNDARIES:

The Purchaser of each lot will be required to maintain in stockproof condition the fences marked with a "T" on the side of the fence to which it belongs. Where there is no fence built or existing, or, where the existing fence is not in reasonable repair, then the Purchaser of the Lot with "T" marked on that side will be required to erect an adequate stockproof fence within three months of completion and thereafter maintain it in a stockproof condition. The responsibility of fencing of the original boundary of the land has been marked according to the best knowledge of the Vendor, but it is in no way guaranteed and intending Purchasers should make their own enquiries. Any discrepancy in this respect shall not annul the sale nor give rise to any claim for compensation whatsoever.

DISPUTES:

Should any dispute arise before or after the date of completion between the Vendor and the Purchaser as to the interpretation of the particulars, or any matter whatsoever arising therefrom, or thereout, that matter in dispute shall be referred to the arbitration of RICHARD TURNER of Richard Turner & Son, Royal Oak Chambers, Main Street, Bentham, whose decision shall be final and binding on the parties in dispute.

ORDER OF SALE:

Whilst it is intended to offer the land in lots as catalogued nevertheless the Vendor reserves the right to either amalgamate, divide or withdraw any Lot or Lots prior to the Auction Sale.

UNSOLD LOTS:

In the event of any lots remaining unsold the Vendor shall be entitled to exercise any rights or other matters over Lots reserved in the particulars, Stipulations or Conditions of Sale and shall hold subject to any such rights granted in favour of the purchaser of any other Lots.

CONDITIONS OF SALE:

The Conditions of Sale WILL NOT be read out at the Auction Sale, but a copy thereof will be available for inspection at the offices of the Vendors solicitors during normal hours for 14 days prior to the date of the Auction Sale.

INSURANCE:

As from the date of sale/signing of the Contract, the property shall be at the sole risk of the purchaser(s) and he/they shall effect his/their own insurance's accordingly.

MISREPRESENTATION ACT 1967:

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.