J.R. HOPPER & Co. Est. 1886



BROUGH • CA17 4DN

Apple Blossom Barn

Guide Price £395,000 - £425,000 | 3 | C

UNDER OFFER

AT A GLANCE

- Exceptional Barn Conversion in Quiet Village Location
- Stylish and Well-Appointed Kitchen
- Inviting Living Room with Multi-Fuel Stove
- Spacious Dining Room
- Three Generously Sized Double Bedrooms
- Contemporary Family Bathroom
- Low-Maintenance Wraparound Gardens
- Breathtaking Countryside Views
- Perfect as a Family Residence or Investment Opportunity

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THE PROPERTY

Exceptional Barn Conversion in Quiet Village Location

The village of Brough offers a strong sense of community and a range of local amenities including a village shop, primary school, outreach post office, hotel, and public house.

Secondary education is well served by the highly regarded Kirkby Stephen Grammar School and Appleby Grammar School. Just five miles away lies the popular market town of Kirkby Stephen, providing a wider array of everyday conveniences including a supermarket, banks, general stores, restaurants, pubs, hotels, and sporting facilities.

Well-connected for travel, Brough is conveniently located near the A66, offering direct access to Scotch Corner (A1[M]), Penrith (M6), and the Lake District, as well as Carlisle to the north and Kendal and Lancaster to the south via the M6 at Tebay.

Apple Blossom Barn was expertly converted approximately two years ago, showcasing a high standard of craftsmanship and an attractive, contemporary finish. The ground floor of Apple Blossom Barn features a welcoming living room with a charming arched window and a multi-fuel stove, a well-appointed kitchen with separate dining area opening onto a veranda and garden, a useful utility/cloakroom, and under-stairs storage.

Upstairs, the property boasts three generous double bedrooms, one with direct garden access, and a modern family bathroom.

Externally, the property sits within an attractive wraparound plot with low-maintenance gardens, offering multiple seating areas to enjoy the peaceful open meadow views. Additional features include a practical garden store and a versatile summerhouse, ideal for storage, a home office, or studio space.

Apple Blossom Barn represents an ideal opportunity for those seeking a full-time residence, second home, or investment property. It offers a turnkey, low-maintenance lifestyle in a picturesque and well-connected rural setting.

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Stylish and Well-Appointed Kitchen

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GALLERY

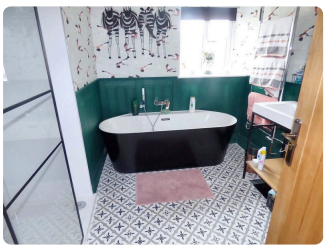
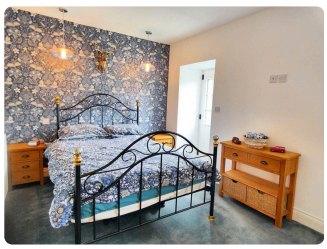
Every room, inside and out














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.

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

Front Entrance

Tiled flooring. UPVC external door.

Utility/W/C

Tiled flooring. Wall and base units with complimentary worktops. Stainless steel sink. Plumbing for washing machine. W/C. Extractor fan.

Kitchen

Laminate flooring. Good range of wall and base units with complimentary worktops and matching breakfast island. Integrated fridge freezer, electric oven and microwave grill, electric ceramic hob, extractor hood and dishwasher. Stainless steel sink. Radiator. Window to front.

Dining Room

Laminate flooring. Telephone/TV point. Radiator. Double composite doors to veranda and rear garden. Window to the rear of the property.

Rear Entrance

Composite external door. Tiled flooring. Internet point. Under stairs storage cupboard. Radiator. Window to veranda and garden.

Living Room

Fitted carpet. Multi fuel stove on granite hearth with granite mantle surround. Tv/telephone point. Radiator. Two windows to the rear garden with views of the hills beyond. Large arched window to the front bringing in lots of natural light.

02 FIRST FLOOR

Stairs/Landing

Fitted carpet. Loft access. Radiator. Window to rear overlooking the garden and open fields.

Bedroom One

Large rear double bedroom. Fitted carpet. Pitched ceiling. Radiator. Velux window. Window to the rear overlooking open fields.

Bathroom

Tiled flooring. Part panelled walls. Large walk in shower cubicle with power shower. Bath with power shower over. Wash basin. W/C. Extractor fan. Heated towel rail. Frosted window to the front.

Bedroom Two

Large front double bedroom. Fitted carpet. Radiator. Window to side garden. Composite door to garden.

Bedroom Three

Large rear double bedroom. Fitted carpet. Pitched ceiling. Radiator. Two Velux windows. Window to the rear overlooking the open fields and hills beyond.

03 OUTSIDE

Front

Low maintenance gravelled area with off road parking for two vehicles. Access to side and rear.

Rear

Low maintenance gated and walled private patio garden with astro turf. Detached summerhouse and wooden veranda. Digester for the drainage. Pathway to raised garden and storage shed.

Raised Garden

Raised garden area with vegetable patches. Views of the open fields behind. Access to the astro turfed area and front.

04 AGENTS NOTES

Material Information

Oil central heating throughout. Double glazing throughout. Track from the main road to the bridge is owned and maintained by the council. Mains water. Private drainage with a digester. Public footpath goes up the front and side of the property. Broadband: Basic 19 Mbps Superfast 80 Mbps Very low flood risk.

Additional Notes

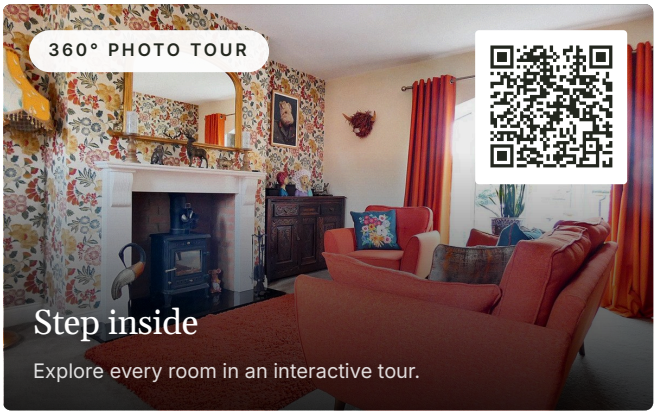
Barn converted just over 2 years ago.

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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 - 8th June 2025

PDF · 0.08 MB

REQUEST THE VIDEO VIEWING

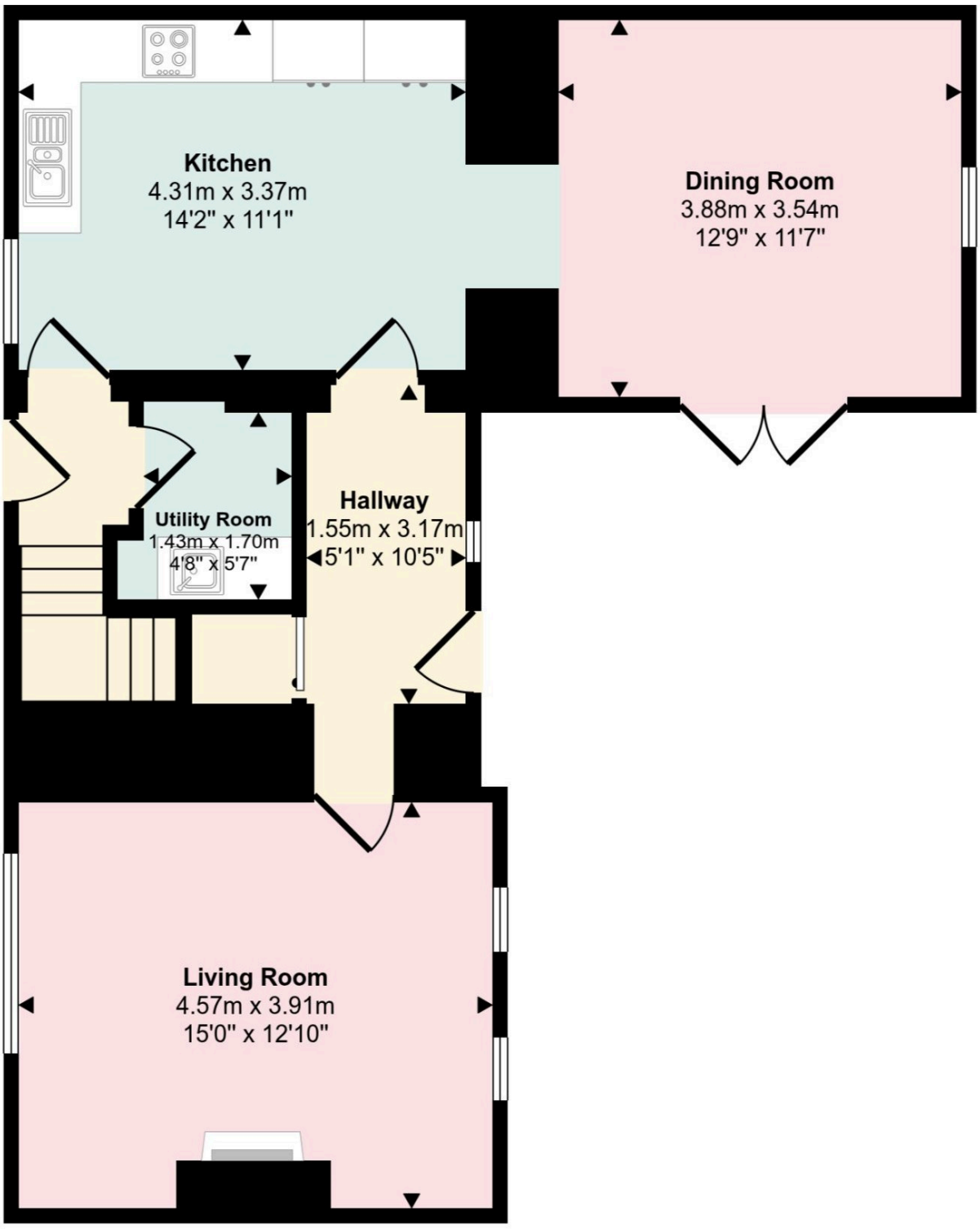
Interest piqued? Here's what's next.

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 Apple Blossom 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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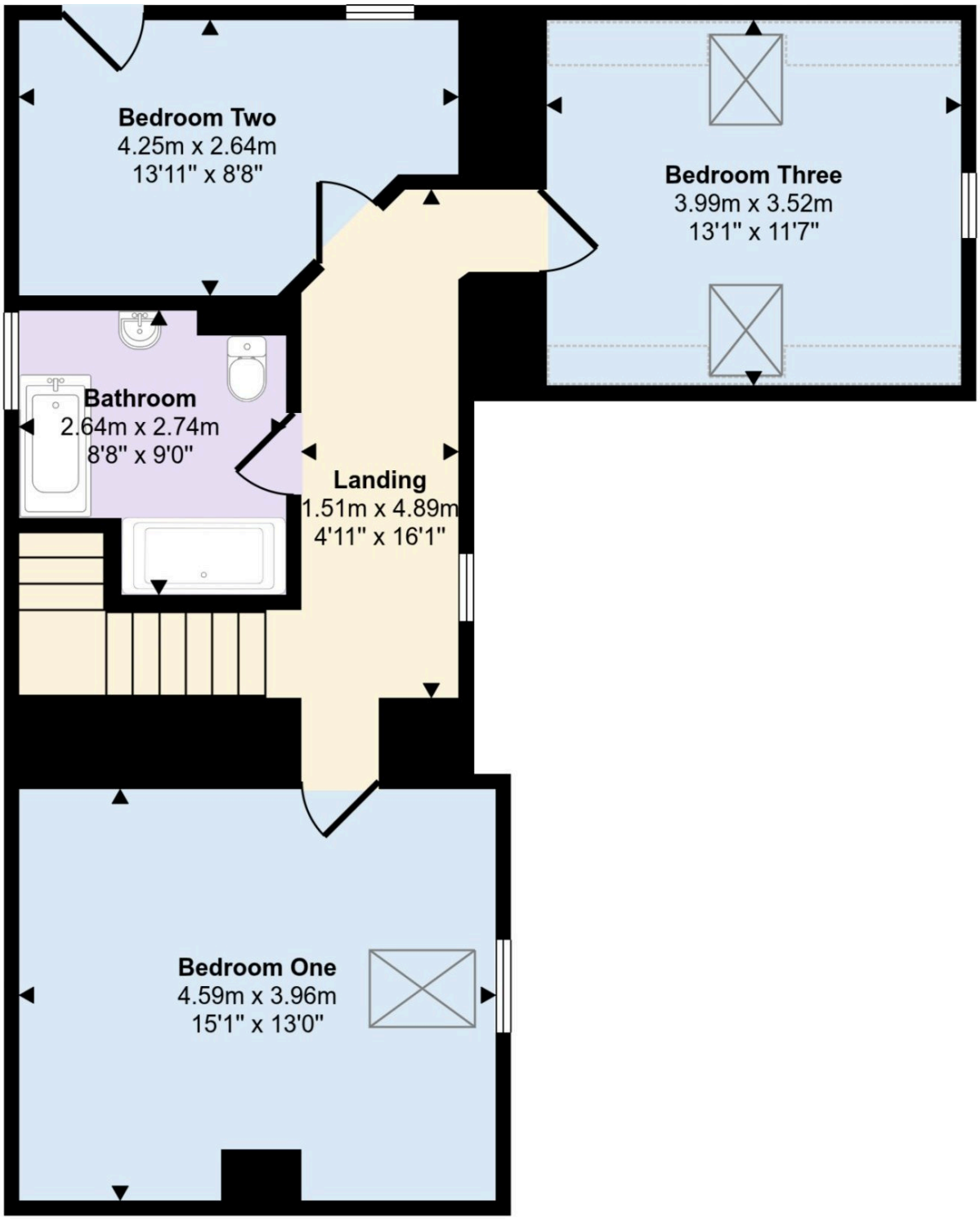


Ground Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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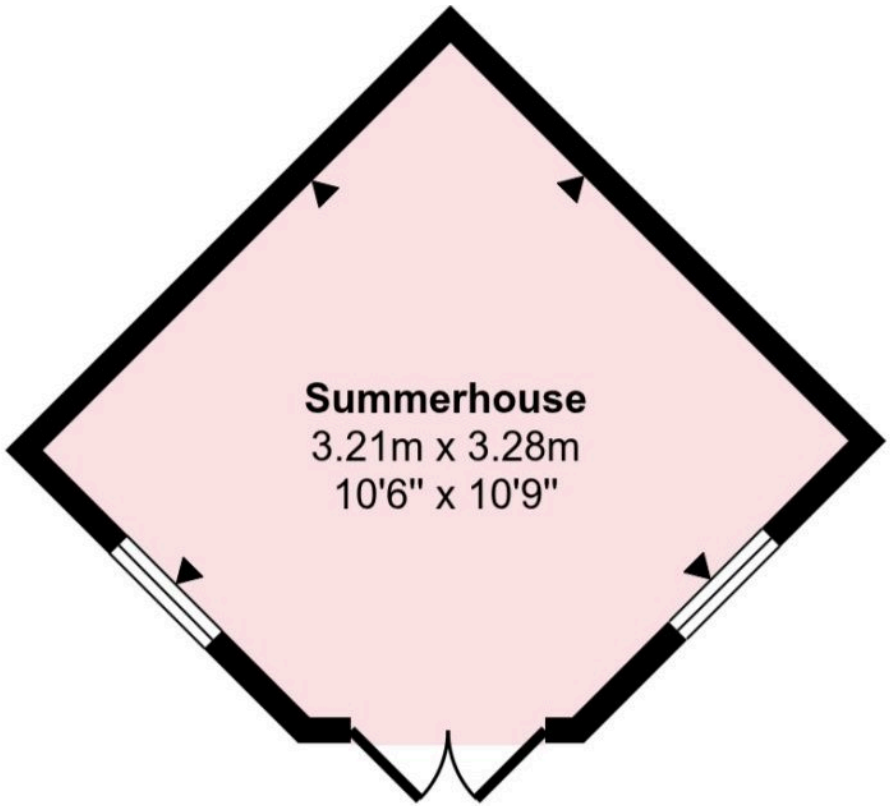


First Floor

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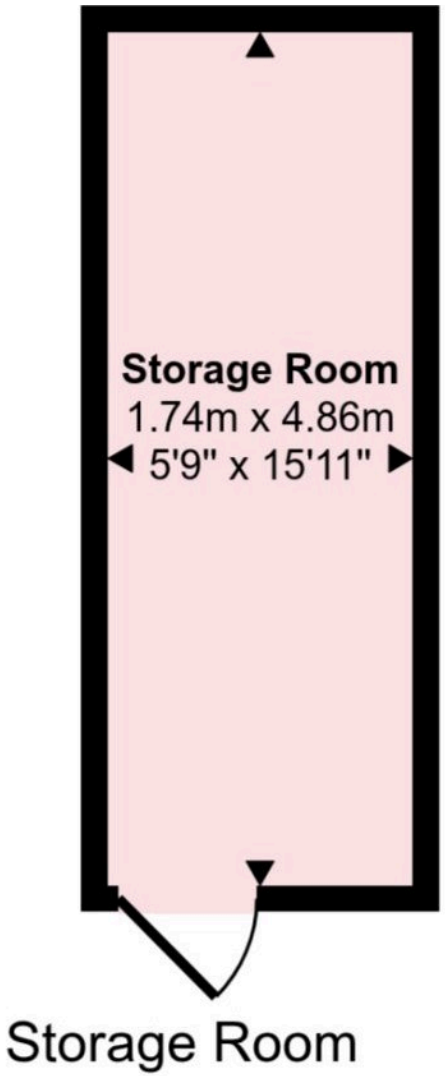


Summerhouse

Denotes head height below 1.5m

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Storage Room

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