J.R. HOPPER & Co. Est. 1886



BROUGH SOWERBY • CA17 4EG

Athgada

Guide Price £350,000 - £370,000

3 D

AT A GLANCE

- Semi Detached Bungalow In Village Location
- Lovely Living Room With Log Burning Stove
- Modern Well Appointed Kitchen
- Three Double Bedrooms
- Shower Room
- Garage & Utility Room
- Ample Off Road Parking
- South Facing Rear Garden
- Stunning Panoramic Views
- Ideal Family Home, Holiday Retreat Or Investment Property

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THE PROPERTY

Semi Detached Bungalow In Village Location

Athgada is a beautifully modernised three-bedroom semi-detached bungalow situated in the charming village of Brough Sowerby.

The property enjoys a peaceful rural setting within a friendly and welcoming community, ideally positioned just off the main route between the popular market town of Kirkby Stephen and the neighbouring village of Brough. The location offers the perfect balance of countryside tranquillity and everyday convenience.

The nearby village of Brough provides a range of local amenities including a village shop, primary school, outreach post office and hotel. Regular bus services offer easy access to Kendal and Penrith, while the famous Settle–Carlisle Railway can be reached from both Kirkby Stephen and Appleby. The property also lies within the catchment area for the highly regarded Kirkby Stephen and Appleby Grammar Schools.

Just three miles away, the bustling market town of Kirkby Stephen offers an excellent selection of shops, supermarkets, restaurants, public houses and leisure facilities. The area benefits from superb transport connections via the A66 to Scotch Corner (A1[M]) and Penrith (M6), with further links south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

Athgada offers spacious and well-presented accommodation throughout. The welcoming living room features a wood-burning stove, creating a warm and inviting atmosphere, while the formal dining room enjoys patio doors opening to the south-facing rear garden. The modern, well-appointed kitchen is fitted with contemporary units and appliances, providing an ideal space for everyday living. There are three double bedrooms, all with built-in wardrobes, with the master bedroom benefitting from patio doors leading directly to the garden. A stylish and modern family shower room completes the accommodation.

Externally, the property occupies a generous plot, offering ample off-road parking via the driveway in addition to a single garage. The front garden is predominantly laid to lawn and features vegetable beds and a greenhouse. To the side of the property, there is convenient housing for the oil tank along with discreet space for bin storage. A practical utility room is accessible directly from the rear garden.

The south-facing rear garden is mainly laid to lawn and enhanced by low-maintenance patio areas, providing an ideal setting for outdoor dining or relaxing while taking in the attractive surrounding views.

Athgada is a delightful property that would make a wonderful family home, a peaceful holiday retreat, or an excellent investment opportunity in a highly desirable village setting.

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GALLERY

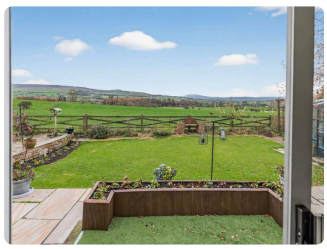
Every room, inside and out













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

Entrance Hall

L shaped hall. Carpet. Coved ceiling. Radiator. Large double built in cupboard. Loft access. Telephone point. UPVC glazed door to the front of the property.

Kitchen

Laminate flooring. Excellent range of modern fitted wall and base units. Stainless steel sink and drainer. Integrated electric oven and hob with extractor hood. Integrated fridge freezer & dishwasher. Tiled splashbacks. Radiator. Large window with views to the rear.

Dining Room

Leads from the kitchen and living room. Carpet. Coved ceiling. Radiator. Double patio doors to the rear with views.

Lounge

Cosy living room. Carpet. Coved ceiling. Beautiful stone fireplace surround. Inset wood-burning stove with matching stone hearth. TV point. Radiator. Large window overlooking the front garden.

Bedroom Three

Front bedroom. Carpet. Coved ceiling. Large built in wardrobe. Radiator. Large window to the front.

Bathroom

Vinyl flooring. Wash basin in vanity unit. WC. Walk-in shower with glass screen and tiled surround. Airing cupboard. Heated towel rail. Frosted window to the rear.

Bedroom Two

Front double bedroom. Carpet. Coved ceiling. Built-in wardrobe. Radiator. Window to the front.

Bedroom One

Large rear double bedroom. Carpet. Coved ceiling. Built-in wardrobe. Large patio doors to the rear with stunning views.

Utility Room

Accessed from the rear garden. Oil boiler. Plumbing for washing machine. Range of base units. Stainless steel sink.

Garage

Single garage. Up-and-over door. Power and lighting. Built in storage cupboards. Currently used as a gym.

02 OUTSIDE

Rear

Well-maintained lawn. Raised patio seating area with stone wall border. Flowerbeds with mature planting. Greenhouse and useful garden shed. Space for outdoor furniture and potted plants. Enclosed by fencing and wooden trellis with exceptional views towards Nine Standards and Wild Boar Fells and the Howgills.

Front

Large front garden mainly laid to lawn. Tarmac driveway providing off-street parking and access to attached garage. Greenhouse and raised vegetable beds. Mature trees and shrubs. Pathway leading to the front door. Lovely open outlook towards surrounding countryside.

Parking

Plenty of parking on drive for several cars plus on street parking.

03 AGENTS NOTES

Services

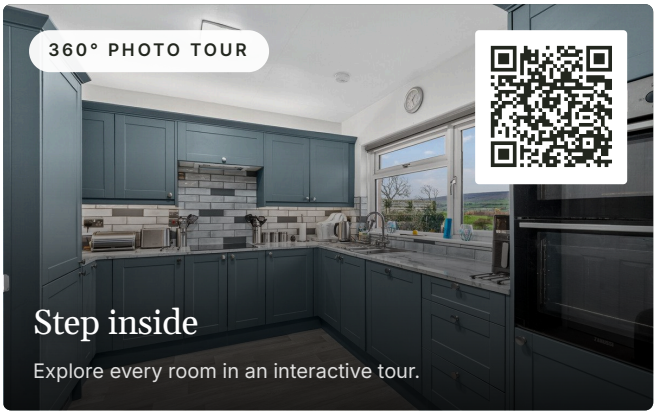
Mains electricity and water. Septic tank drainage. Oil central heating. Double glazed windows throughout. Flood risk noted as very low with no history of flooding. Broadband Basic 10 Mbps | Superfast 56 Mbps

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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 - 18th September 2019

PDF · 0.09 MB

CU157763 - 11th November 2025

PDF · 0.09 MB

REQUEST THE VIDEO VIEWING

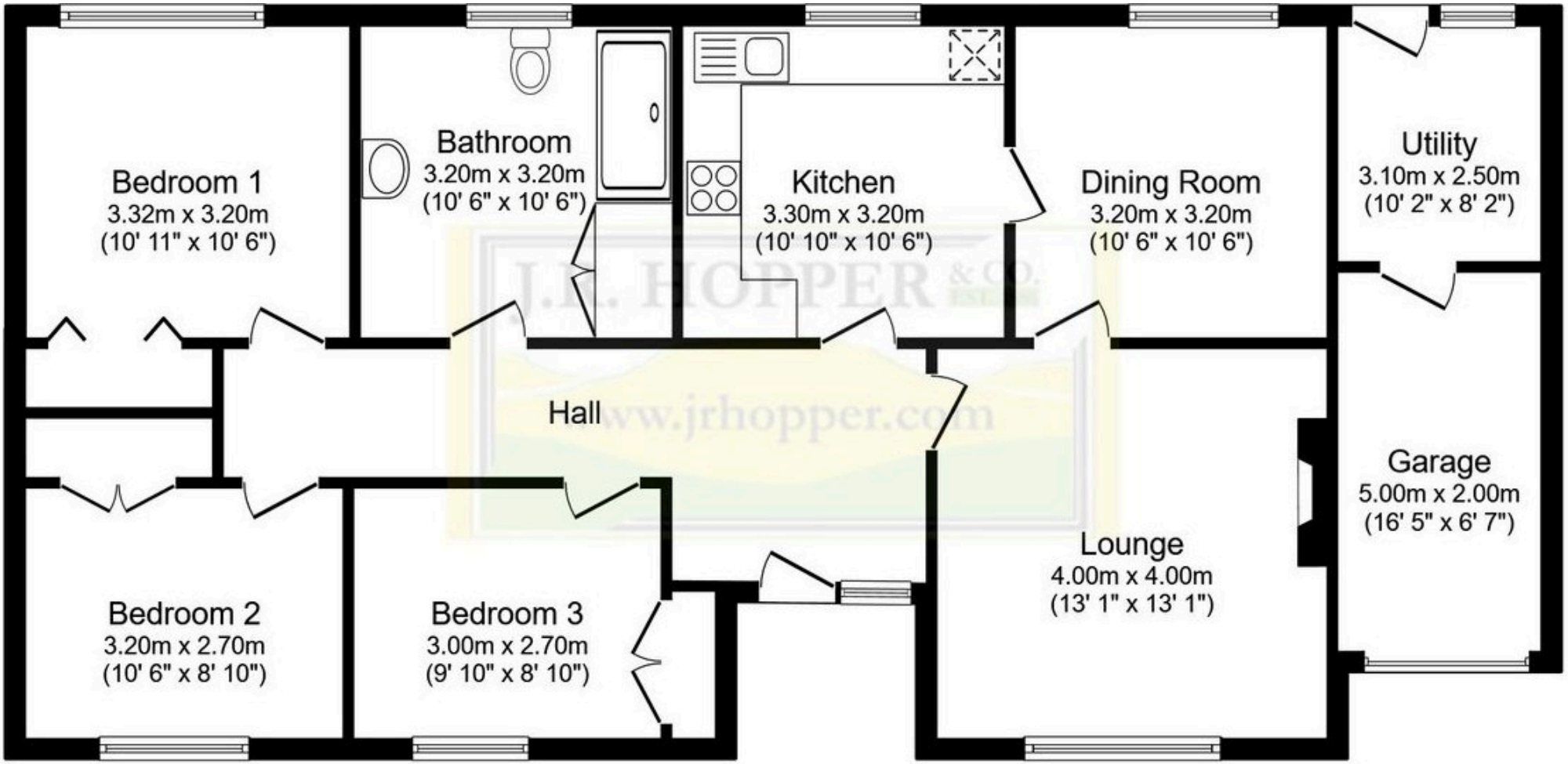
Interest piqued? Here's what's next.

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 Athgada 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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Total floor area 107.7 sq.m. (1,159 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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