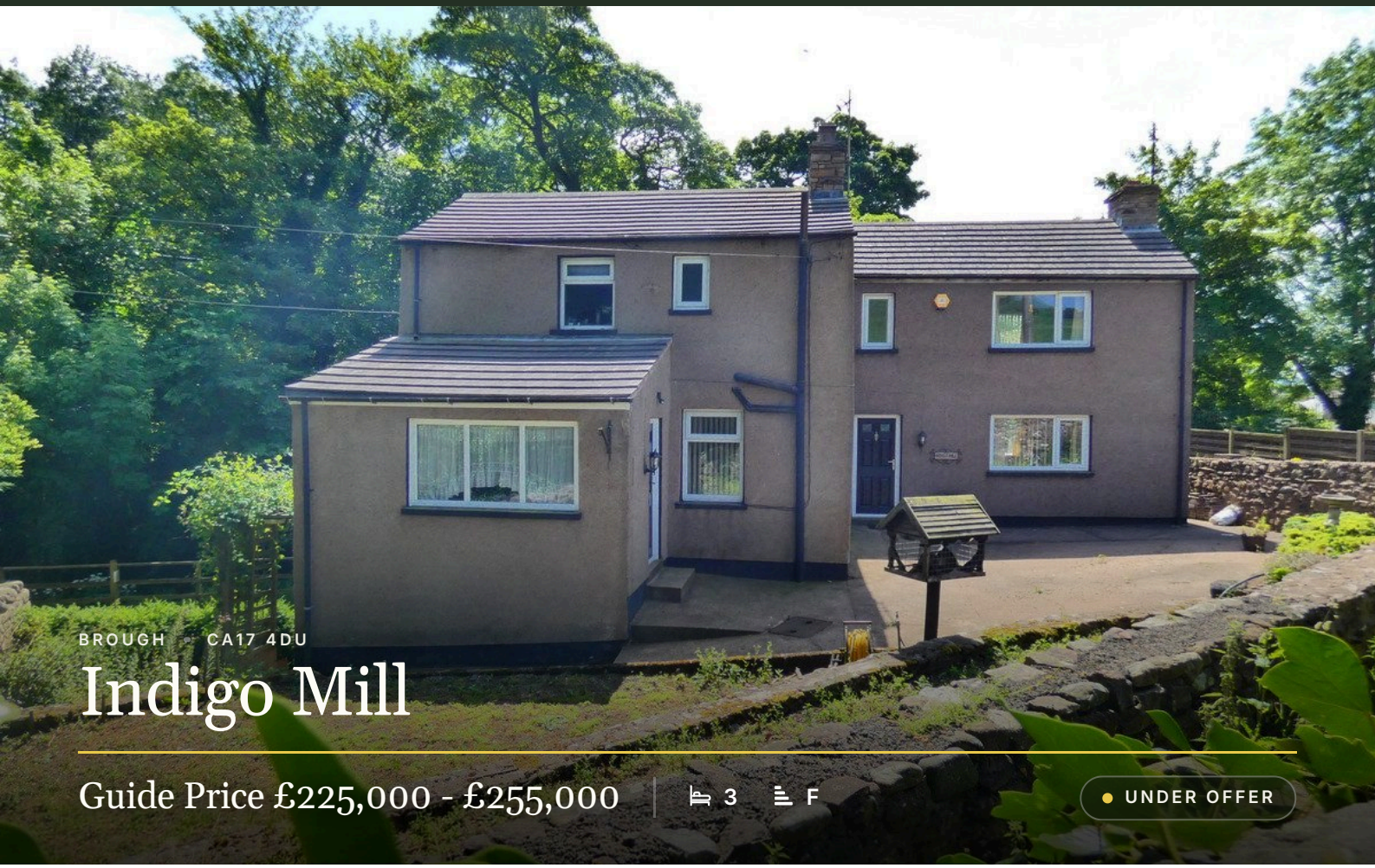
J.R. HOPPER & Co. Est. 1886



BROUGH · CA17 4DU

Indigo Mill

Guide Price £225,000 - £255,000

3 F

UNDER OFFER

AT A GLANCE

- Detached Property Set Within The Village Of Brough
- Approximately 167.6 Sq.M. (1,804 Sq.Ft.) Of Accommodation Arranged Over Three Floors
- Generous Lounge And Separate Dining Room Ideal For Entertaining
- Well-Appointed Kitchen With Additional Utility Room
- Three Double Bedrooms
- Versatile Basement Level Including Large Workshop And Two Additional Rooms
- Private, Low-Maintenance Courtyard Garden
- Two Off-Road Parking Spaces To The Front
- Ideal As A Spacious Family Home Or Investment Opportunity
- Some Modernisation Required

LEYBURN 01969 622936 · HAWES 01969 667744 · SETTLE 01729 825311 · KIRKBY STEPHEN 01768 258002

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THE PROPERTY

Detached Property Set Within The Village Of Brough

Indigo Mill is a detached property situated within the village of Brough, offering generous and versatile accommodation arranged over three levels.

Brough enjoys a strong sense of community and provides a range of local amenities including a village shop, primary school, outreach post office, hotel and public house. Secondary education is well catered for by the highly regarded Kirkby Stephen Grammar School and Appleby Grammar School. The popular market town of Kirkby Stephen, approximately five miles away, offers a broader selection of everyday facilities including a supermarket, banks, independent shops, cafés, restaurants, public houses, hotels and sporting amenities.

The property was a former indigo dying mill, producing indigo dye from local flowers. The property is believed to date back to 18th century, it has more recently been a family home for the same family for 45 years.

The accommodation extends to approximately 167.6 sq.m. (1,804 sq.ft.), the accommodation is well proportioned and practically arranged.

The ground floor provides welcoming and well-balanced living space, including a generous lounge serving as the principal reception room, a separate dining room well suited to both family dining and entertaining, and a well-proportioned kitchen. A useful utility room adds further practicality and storage. Downstairs, the basement is currently used as workshop and storage space, this is a great addition to the property and could be further developed. It would be a great garage, workspace, studio or even independent accommodation, subject to planning permissions.

To the first floor, there are three double bedrooms and a family bathroom with a central landing providing access to all rooms.

Externally, the property benefits from an enclosed and low-maintenance courtyard garden. The main area is concrete, offering ample space for outdoor seating and entertaining. A raised planting bed runs alongside a traditional stone boundary wall, providing opportunity for shrubs, flowers or a small kitchen garden. Mature trees and established hedging create a pleasant and sheltered backdrop, enhancing both privacy and character. A side entrance door and external lighting add further convenience.

To the front of the property, there are two off-road parking spaces.

Indigo Mill presents an excellent opportunity to acquire an interesting and spacious family home or a well-positioned investment property within a well-served 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.

GALLERY





Approximately 167.6 Sq.M. (1,804 Sq.Ft.) Of Accommodation Arranged Over Three Floors

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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

Living Room

Fitted carpet. Ceiling beams. Fireplace with a multi fuel stove. Built in stone TV stand. Electric panel radiator. Two windows providing dual aspect.

Kitchen

Tiled floor. Part tiled walls. Excellent range of wall and base units. Sink and drainer. Integrated microwave and single oven. Electric hob. Extractor fan. Electric panel radiator. Window. Door out to the garden.

Dining Room

Fitted carpet. Coved ceiling. Fireplace housing an electric fire. Electric panel radiator. Dual aspect windows.

Hallway

Fitted carpet. Stairs to first floor. Radiator. Window.

02 FIRST FLOOR

Landing

Fitted carpet. Radiator. Window.

Bedroom 1

Large double bedroom. Fitted carpet. Two built in wardrobes. Electric panel radiator. Dual aspect windows, both with nice views.

Bedroom 2

Large, double bedroom. Laminate floor. Beamed ceiling. Loft hatch. Electric panel heater. Window.

Bathroom

Fitted carpet. Part tiled walls. WC, basin and a bath with a electric shower over. Built in cupboard. Radiator. Frosted window.

Bedroom 3

Double bedroom. Fitted carpet. Electric panel heater. Dual aspect windows.

LOWER GROUND FLOOR

01 BASEMENT

Overview

The lower ground floor is currently used as workshop and storage space. There ss direct access via an external door or staircase from accommodation upstairs. This space could create independent accommodation, garage, work space or studio, subject to planning permissions.

02 OUTSIDE

Garden

Rear patio garden with raised beds. Views over the fields at the back.

Parking

Off street parking for two cars.

03 AGENTS NOTES

Material Information

Mains water, electric and drainage. Flood Risk : Low Broadband Basic : 18 Mbps Superfast : 66 Mbps A public footpath runs alongside the property, past the house and is maintained by the council. Fishing rights.

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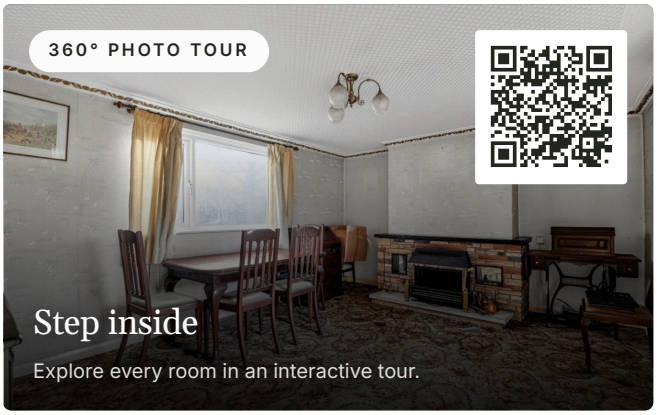
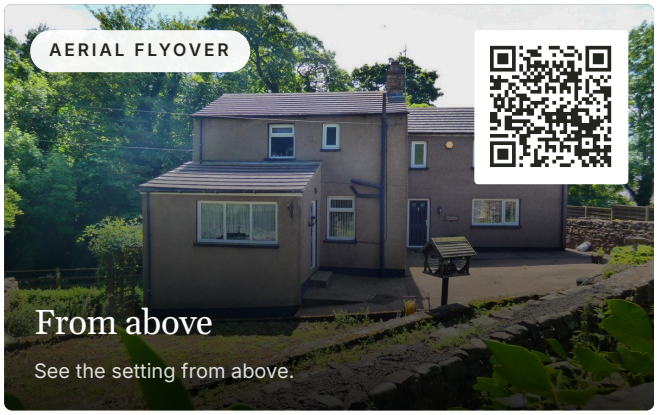
ONLINE ONLY

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 - 16th February 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 Indigo Mill 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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Basement

Ground Floor

First Floor

Total floor area 167.6 sq.m. (1,804 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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