



Eden Estate Agents



Green Bank, Brough Sowerby, Kirkby Stephen, Cumbria CA17 4EG

## Green Bank, Brough Sowerby

Green Bank is located on the edge of Brough Sowerby village, occupying an elevated corner site, with lovely rural views southwards across the gardens to the Howgill fells. It is just over 3 miles to Kirkby Stephen, 23 miles from Penrith and just over 9 miles from Appleby. Brough Sowerby is a short distance from the A66 which give good access east-west and links with the A1 at Scotch Corner and the M6 at Junction 40. With the rear elevation facing due south, it sits within generously proportioned grounds with mature gardens on all sides and a small paddock on the other side of the adjacent lane.

This property comprises the original house and adjoining barn, the latter having been converted to residential space which has been used by the current owners as an annexe for elderly parents and latterly as holiday accommodation, but all of which combine to create a substantial five bedroom house. It has many period and traditional features which create a family home with atmosphere.

The original house has a dining kitchen with pantry, conservatory, open plan front-to-back sitting/living room, dining room, three bedrooms and a spacious bathroom. The barn conversion has reversed accommodation with two bedrooms and a bathroom on the ground floor and a spacious full-height sitting room and dining kitchen upstairs. There is a large store room on the ground floor accessed from outside.



The present owners ran a business from the property and there is substantial greenhousing on part of the grounds, which would be ideal for someone who wishes to undertake serious gardening or a horticultural business. The paddock is terraced and presently houses a polytunnel for similar uses.

### Services

Mains water, drainage and electricity  
Oil fired central heating  
Telephone connected and Broadband available

### Local Authority

Eden District Council  
Town Hall, Penrith, Cumbria, CA11 7QF  
Telephone 01768 817817 Website [www.eden.gov.uk](http://www.eden.gov.uk)

### Council Tax

Band F

### Viewing

Strictly by appointment with Eden Estate Agents telephone 01768 869000 or email [penrith@edenestateagents.co.uk](mailto:penrith@edenestateagents.co.uk). Before you arrange a viewing please discuss any points which are likely to affect your interest in this property; with a member of staff who has seen the property.

### Directions

**Sat Nav: CA17 4EG**

From the A66 travelling east from Penrith, take the A685 for Kirkby Stephen and as you enter Brough Sowerby, take the left turn signposted Barras and Green Bank is immediately on your right. Traveling from Kirkby Stephen take the A685 towards Brough and on entering Brough Sowerby take the right turn for Barras where the property is immediately on your right.



# Floor Plans – Energy and Environmental Ratings



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1 Little Dockray  
Penrith  
Cumbria  
CA11 7HL

Telephone 01768 869000

[www.edenestateagents.co.uk](http://www.edenestateagents.co.uk)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>37</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>17</b>
EU Directive 2002/91/EC	

## Important Note

We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate and are derived from RAC online Route Planner, shortest distance.

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## Free Market Appraisal

If you have a property to sell in our area, we would be pleased to carry out a market valuation for you, without cost or obligation. We can also offer you advice on preparing your property for sale. Ring 01768 869000 and ask for Gillian Charlton.