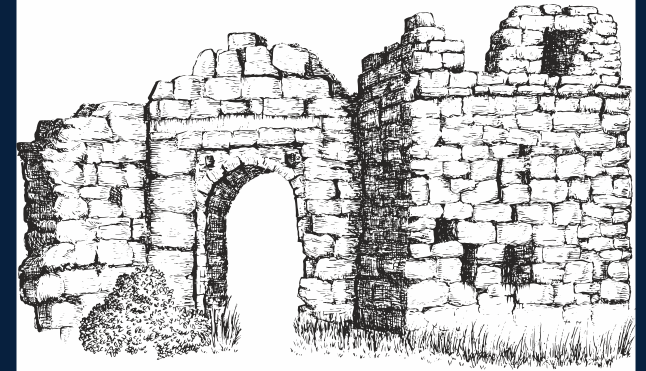


# Castle Park

KIRKBY STEPHEN



# 17 CASTLE PARK



Driving along the country lanes into the village of Brough, one is immediately reminded of the aptness of the name Eden Valley. Verdant meadows and towering hills frame the landscape.

Upon entering the village, you will find Castle Park tucked among similar homes in this tranquil development, exuding a family-friendly ambiance. The property, constructed roughly 30 years ago, underwent a complete refurbishment in 2019. This included new double-glazed windows and doors, a modern kitchen with integrated appliances, updated electric heating throughout, a contemporary shower room suite, and a new immersion heater within a pressurized system. The home has been fastidiously maintained by the current owner, with recent enhancements, particularly to the garden. This charming area has been adorned with a variety of blooms and evergreens, ensuring a burst of colour throughout the year. The exterior is in a natural sandstone colour render and the porch stands proudly with sandstone cladding. The Driveway is large enough to accommodate two vehicles and a beautiful flowering tree sits inside a gravel border which demarks the area between the neighbouring property.

The modern fitted kitchen offers ample space for a keen cook and benefits from integrated appliances, including a full-sized dishwasher and a fridge-freezer concealed within a tall larder unit. The hob is beneath a modern glass extractor and sits above an electric fan assisted oven.

The light oak tones are complemented by charcoal laminate, and the 'Chicago Exposed Brick' perfectly offsets the scheme.

The cushioned vinyl flooring in slate grey completes the look beautifully. The large double-glazed patio doors open to the garden, allowing plenty of light to flood in, and the light neutral walls contribute to an airy feel. There is a sizable pantry cupboard that the current owner uses as a coat and boot store, which could easily be fitted with shelving to create additional food storage if required.





*Take a closer look...*



Property Type:

*End of Terrace*

Square Footage:

*896 sqft*

Council Tax Band

*A*

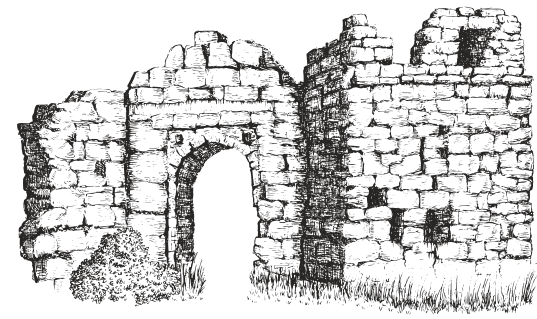
EPC Rating

*E*

Tenure

*Freehold*

# Why Brough?



BROUGH IS NESTLED BENEATH THE PENNINES ALONG SWINDALE BECK, LYING WITHIN THE HISTORIC BORDERS OF THE ANCIENT COUNTY OF WESTMORLAND. IT IS SITUATED APPROXIMATELY EIGHT MILES SOUTHEAST OF APPLEBY, THE FORMER COUNTY TOWN, AND FOUR MILES NORTH OF KIRKBY STEPHEN.

DESPITE ITS MODEST SIZE, THE VILLAGE BOASTS A VARIETY OF DINING OPTIONS INCLUDING A BISTRO, A RECENTLY REFURBISHED RESTAURANT, AND A PUB. THE LOCAL CHIP SHOP PROVIDES FISH AND CHIP SUPPERS, WHILST THE VILLAGE STORE MEETS ALL YOUR PROVISIONING NEEDS. THE LOCAL PRIMARY SCHOOL, LOCATED IN CHURCH BROUGH, ENJOYS AN EXCELLENT REPUTATION LOCALLY. THE VILLAGE WAS AN IMPORTANT COACHING TOWN FOR THE ENGLAND-SCOTLAND RUN IN THE 18TH-19TH CENTURY AND HAD MORE THAN 10 INNS TO CATER TO THE PASSING STAGE COACHES. IT IS A TWIN VILLAGE — THE SOUTHERN PART, CHURCH BROUGH, LIES ON A FORMER ROMAN ROAD AND WAS THE SETTING FOR THE NORMAN BROUGH CASTLE. THE NORTHERN AREA, MARKET BROUGH, IS SITED ON A MEDIEVAL ROAD.

## Brough Village





PARKING



GARDEN



FROM THE DOUBLE GLAZED PATIO DOORS, ONE CAN STEP OUT ONTO THE PATIO GARDEN OF CASTLE PARK. THE AREA IS LAID WITH HERRINGBONE-STYLE BRICK AND IS SPACIOUS ENOUGH TO HOST A FAMILY BBQ DURING THE SUMMER MONTHS. A HIGH FENCE MARKS THE BOUNDARY WITH THE NEIGHBOURING PROPERTY, WHILE A LOWER FENCE BORDERS THE REAR. THE CHARMING SIDE GARDEN, WHICH IS LAID TO LAWN, FEATURES THOUGHTFULLY SELECTED PLANTINGS THAT ARE MATURING INTO A BEAUTIFUL DISPLAY. A PAINTED PICKET-STYLE FENCE AND GATE LEAD TO THE DRIVEWAY, OFFERING PARKING FOR TWO VEHICLES.



# 17 CASTLE PARK BROUGH

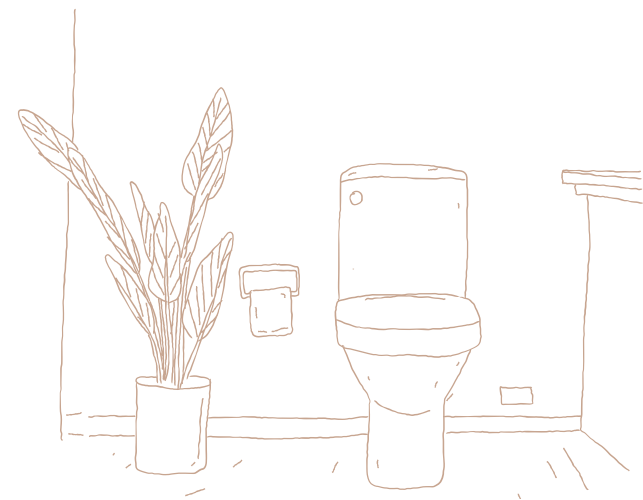




Zzz...ooo







# WHERE CAN I FIND...



## The Closest School?

Brough Community Primary School is an 8 minute walk, found just 0.5 miles away.



## Somewhere Nice to Walk the Dog?

Brough Castle is situated only 0.6 miles away, you can a scenic and historic walk round the ruins.



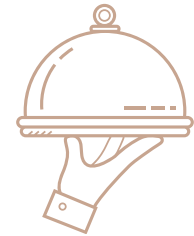
## The Local Shop?

Brough Village Stores is just 0.3 miles from your doorstep. Great for those essentials!



## A Refreshing Pint?

Golden Fleece is just 0.2 miles round the corner, you could be back home in under 10 minutes!



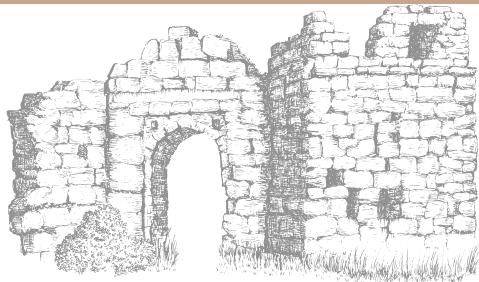
## A Delicious Meal?

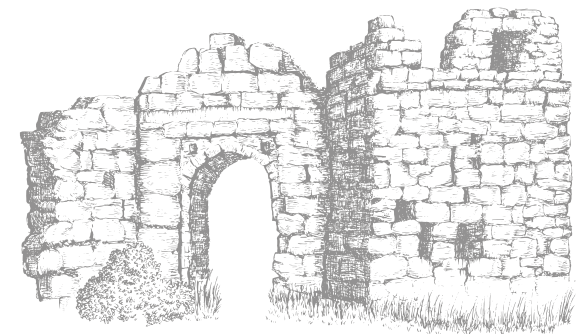
The Wilding Hotel and it's delicious menu await you, just 0.2 miles away.

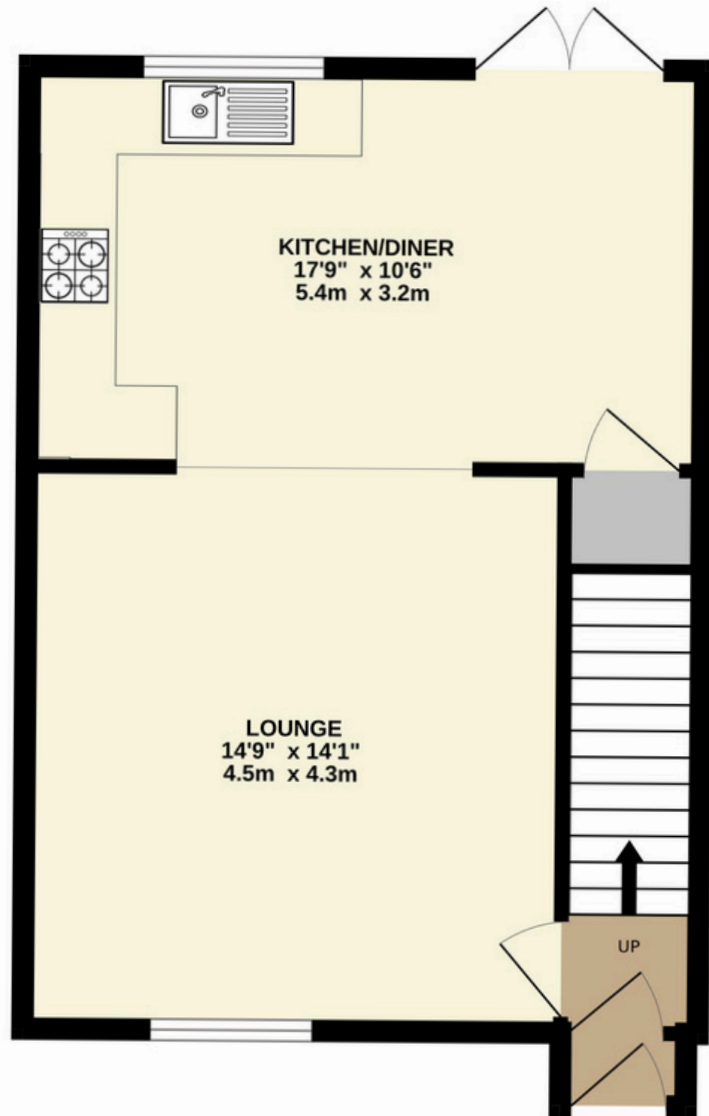


## Your Local Property Experts?

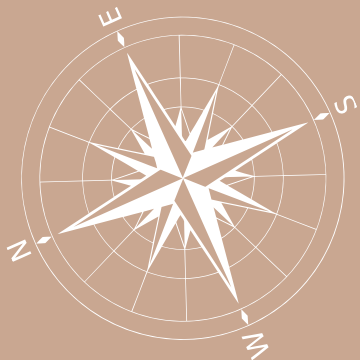
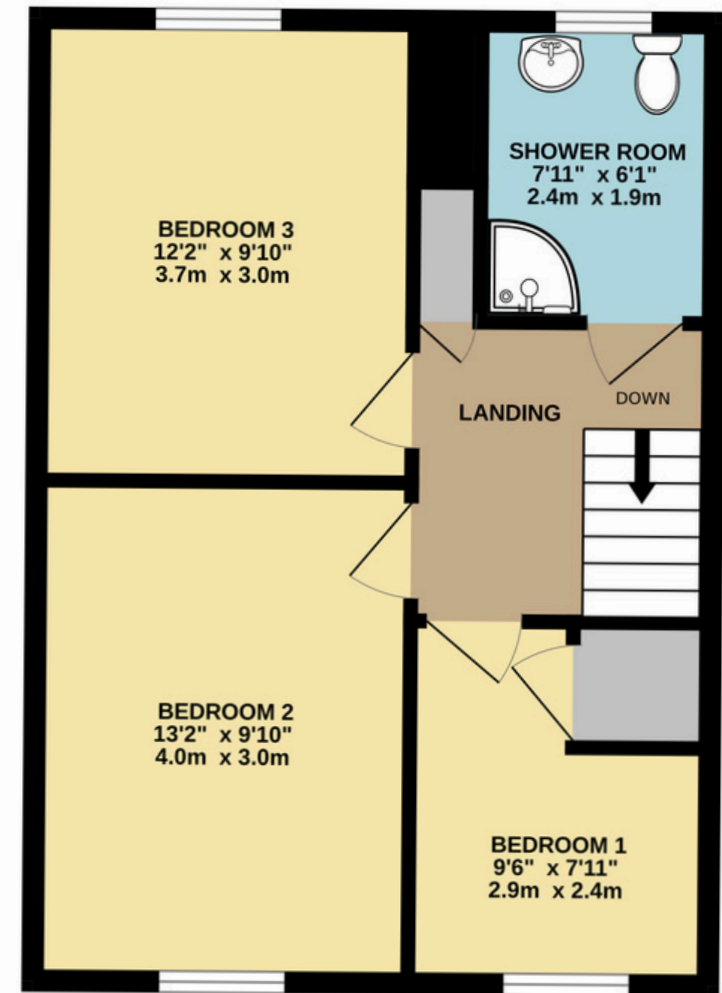
Our lovely Eden Valley Representative Katrina is Available via Email or phone 7 Days!







**lunevalley**  
ESTATES.

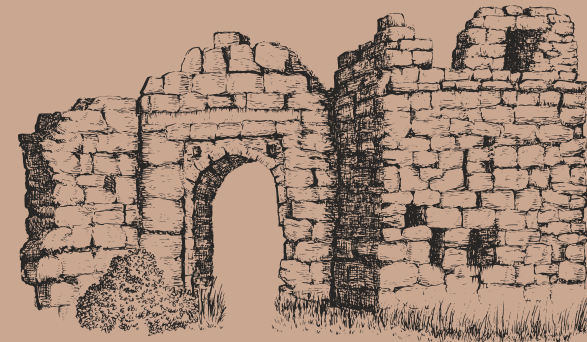


Total Floor Area: 896 sq ft (83.2 sq.m) approx.

Ground Floor: 454 sq ft (42.2 sq.m) approx

First Floor: 442 sq ft (41.1 sq.m) approx

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





17 Castle Park, Brough, Kirkby Stephen CA17 4BD

 [///aced.reclaimed.third](https://www.aced.reclaimed.third.co.uk)



015242 56625 | [Katrina@lunevalleyestates.com](mailto:Katrina@lunevalleyestates.com) | [www.lunevalleyestates.com](http://www.lunevalleyestates.com)