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*"For Sales In The Dales"*



## Linden House, High Street

- Recently Modernised
- Finished To A High Standard
- Large Kitchen Diner
- 4 Bedrooms
- Ensuite Master Bedroom
- 2 Cellars
- Village Location
- Living Room With Range Stove
- Walled Garden
- Garden Shed With Power

Postcode: **CA17 4BX**

Tenure: **Freehold**

Council Tax Band: **C**

Energy Efficiency Band: **D**

Local & Planning Authority:  
**Eden District Council**

**Guide Price: £275,000 - £295,000**





Linden House is a beautifully finished, family home in the village of Brough.

Brough has a village shop, primary school, outreach post office, hotel, public house and many walks from the doorstep. There are regular bus services to Kendal and Penrith and easy access to the Carlisle – Settle Railway at Kirkby Stephen and Appleby. Secondary schools are either the highly regarded Kirkby Stephen or Appleby Grammar schools. The town is just five miles from the popular market town of Kirkby Stephen which itself has a variety of day-to-day amenities including supermarket, general shops, banks, hotels, public houses, restaurants and various sporting facilities. Brough is also close to the A66 for Scotch Corner (A1[M]) and Penrith (M6), the Lakes and Carlisle and to the south via Kirkby Stephen to Tebay (M6) for Kendal and Lancaster.

The property has been renovated to a high standard by the current owners. Works include rebuilding the extension, insulating all walls and the roof, fully tanking the cellars and laying new cellar floors. The roof was also reroofed in 2022. The property had new windows and doors in 2017. The range stove in the living room has a back boiler that heats the hot water and central heating. There is also the electricals in place for solar panels to be fitted to the property.

The property is set over three floors and offers plenty of space and storage. The ground floor accommodation consists of a large sitting room with range stove, a fabulous kitchen diner and a handy WC. There are stairs leading down to a cellar which offers fantastic pantry storage as well as a play room/ den. There is a second cellar that is used for storage. Upstairs, there is a master bedroom with an ensuite, 3 further bedrooms and a family bathroom. The property has three lofts, these are part boarded.

Outside is a suntrap walled garden, offering a perfect place to sit out. The garden is low maintenance as it currently laid with Astro turf. There is also a large garden shed with electric and lighting.

Linden House is a fantastic family home. A viewing is encouraged to appreciate the space available and work the current owners have completed.

### Ground Floor

**Large Hallway** Karndean flooring. Leads to living room and kitchen. Timed lights. Radiator. Frosted window.

**Living Room** 13'9" x 13'5" (4.2m x 4.1m). Good size very spacious. Fitted carpet. Feature beam. Multifuel fire and range. Back boiler heats water and central heating. Stone hearth and surround. Alcove with shelving. 2 Radiators. South facing window, bringing in plenty of light.

**Large Family Kitchen/Living Space** 26'5" x 13 (8.05m x 13). Beautiful, modern kitchen. Kardean flooring. Beamed ceiling. Good range of wall and base units. Space for dishwasher. Electric double oven. Electric hob with stone surround. Extractor fan. Space for fridge freezer. Alcove with shelving and feature beam. Large pantry cupboard with shelving. Utility cupboard with space for washing machine. Additional storage cupboard. WC with basin and toilet. 3 Radiators. 3 Windows plus large Velux window. Double doors out to patio. Cellar access.

**Cellar** Concrete floor. Fully tanked. Pantry area with stone shelves. Work bench. Plumbing for white goods. Oil boiler. Space for fridge freezer. Spotlights. Fitted storage. Wall mounted radiator. TV point. Window.

**First Floor**

**Landing** Fitted carpet. Spotlights. Loft access. Radiator. Feature stone work. Window.

**Bedroom 1** 12'11" x 9'3" (3.94m x 2.82m). Fitted carpet. Spotlights. TV point. Loft access. 2 Radiators. Window to rear with views of Mount Ida. Stainglass window.

**En-Suite** 7'3" x 3'8" (2.2m x 1.12m). Kardean floor. Spotlights. WC. Hand basin in vanity unit. Large walking shower cubicle. Wall mounted heated towel rail. Radiator. Frosted window.

**Bedroom 2** 11'5" x 9'3" (3.48m x 2.82m). Spacious double bedroom. Fitted carpet. Large shelved Airing cupboard with water tank. TV point. Radiator. Window to front.

**Bedroom 3** 14'3" x 7'2" (4.34m x 2.18m). Good sized double bedroom. Fitted carpet. Shelving. Loft access. Radiator. Window to front.

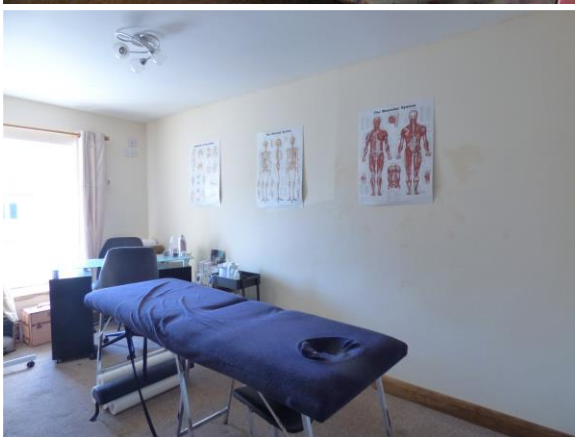
**Bedroom 4** 10'6" x 7'8" (3.2m x 2.34m). Fitted carpet. Walk in cupboard perfect for storage. Radiator. Window to front.

**Family Bathroom** 9'11" x 5'7" (3.02m x 1.7m). Wood effect tiled floor. Part tiled walls. Electric underfloor heating. Freestanding bath. WC. Hand basin. Corner shower cubicle. Heated towel rail. Extractor fan. Velux window.

**Outside**

**Garden** Walled garden paved and Astro turf. Gate to side access. Large shed at the bottom.

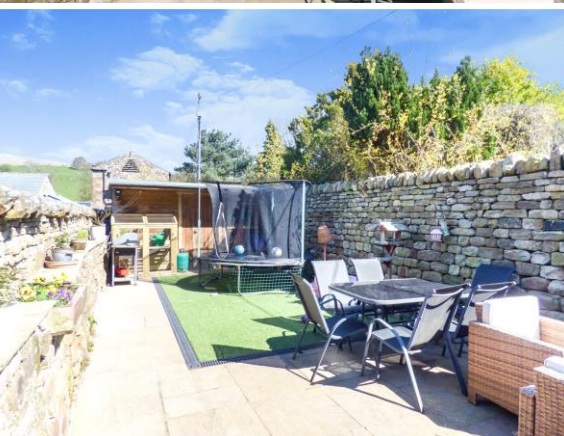
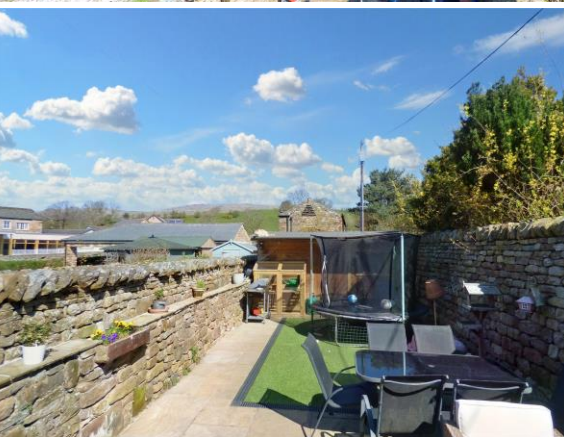
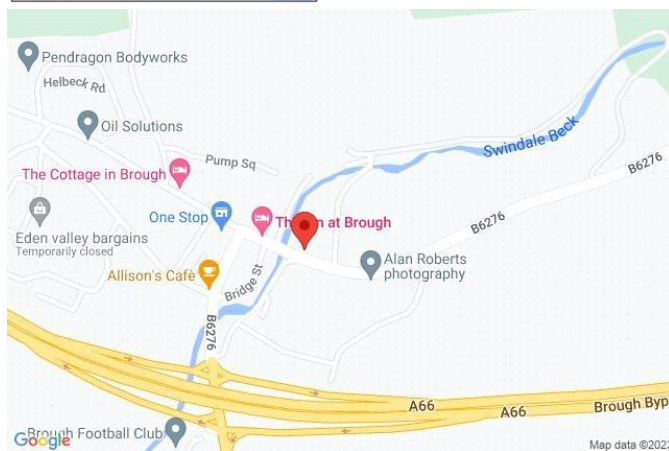
**Agents Notes** Linden House owns the lane to the side of the property. The two houses behind have a right of access over this.







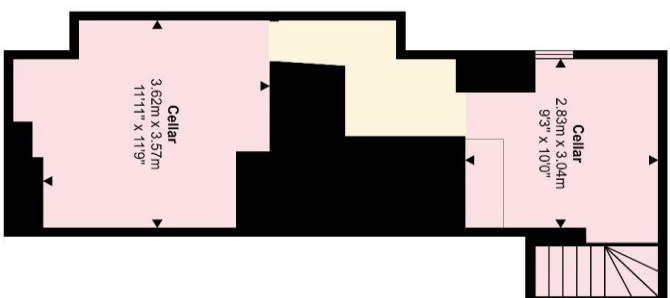
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92+)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		78
<b>D</b> (55-68)	66	
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



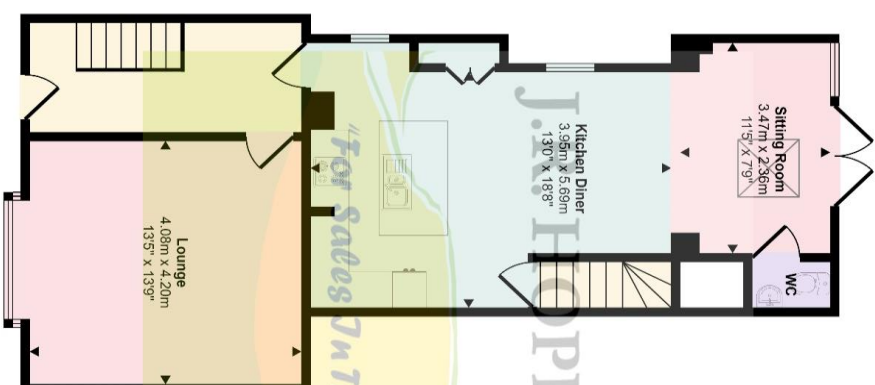
Items in these photographs and tours may not be included in the sale • J. R. Hopper & Co. has not tested services, fixtures, fittings, central heating, gas, and electrical systems. If in doubt, purchasers should seek professional advice • J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition, the Purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure • Viewings by appointment only.



Approx Gross Internal Area  
162 sq m / 1740 sq ft



Cellar  
Approx 35 sq m / 377 sq ft



Ground Floor  
Approx 61 sq m / 659 sq ft



First Floor  
Approx 65 sq m / 704 sq ft

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 Trade Snapper 200.