



5 Oulton Terrace, Gelt Road

Brampton, CA8 1QE

Guide Price £220,000



- No Onward Chain
- Lovingly Cared For and Move-In Ready
- Generous Dining Kitchen with Adjoining Conservatory
- Versatile Attic Room with Fixed Staircase
- On-Street Parking to the Front
- Charming Chocolate-Box Cottage in a Peaceful Brampton Setting
- Spacious Living Room with Gas Fire
- Three Well-Proportioned Bedrooms plus Family Shower Room
- Delightful Established Front Garden & Rear Patio
- EPC - D

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NO CHAIN – Pretty as a chocolate-box cover and deceptively spacious inside, this charming three-bedroom cottage has been lovingly cared for and is ready to move straight into. Tucked away in a peaceful area of Brampton, the home perfectly combines character, comfort, and practicality. Inside, a welcoming living room with a feature gas fire provides a cosy space to relax, while the generous dining kitchen offers an ideal setting for family meals and entertaining, flowing seamlessly into a bright conservatory with a handy utility area. Upstairs, there are three well-proportioned bedrooms and a family shower room, along with a versatile attic room with a fixed staircase, ideal as a study, hobby space, or guest room.

Outside, the property benefits from a delightful, established front garden that bursts with colour throughout the seasons, and a rear patio that provides the perfect spot to unwind or alfresco dining. Offering excellent proportions, timeless appeal, and plenty of scope for personalisation, this beautiful cottage will suit a wide range of buyers seeking a home filled with warmth and charm. Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Gas Central Heating

Double Glazing Throughout

EPC - D

Council Tax Band - B

Located moments from Brampton town centre, this charming market town offers a wide range of amenities, including a doctor's surgery, shops, a bank, post office, public houses, and both primary and secondary schools. The A69 is just minutes away, with junctions 43 and 44 of the M6 motorway reachable within a 15-minute drive. For lovers of the great outdoors, Brampton Golf Club - described as the "Jewel of Cumbria" - is only five minutes away and provides a first-class 18-hole course with stunning panoramic views. Hadrian's Wall is accessible within ten minutes, while the Lake District National Park is just a 30-minute drive. Endless opportunities for beautiful walks and scenic landscapes are right on the doorstep, including Talkin Tarn, perfect for a peaceful morning stroll.

Tel: 01228 584249

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the living room and dining kitchen, stairs to the first floor landing, and a radiator.

LIVING ROOM

Double glazed window to the front aspect, radiator and a fireplace with gas fire.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated eye-level electric oven, electric hob, extractor unit, fitted breakfast bar/table, one bowl stainless steel sink, under-counter lighting, under-stairs cupboard, radiator, internal door to the conservatory and an internal double glazed window to the conservatory.

CONSERVATORY

Double glazed window to the rear aspect, double glazed sliding patio door to the rear patio, space for a tumble drier and space and plumbing for a washing machine.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms, shower room and stairs, radiator, and a built-in airing cupboard with wall-mounted gas boiler internally.

BEDROOM ONE

Double glazed window to the front aspect, radiator and fitted wardrobes with over-bed unit and bedside cabinets.

BEDROOM TWO

Double glazed window to the front aspect, radiator and a fitted wardrobe.

BEDROOM THREE

Double glazed window to the rear aspect, and a radiator.

SHOWER ROOM

Three piece suite comprising a WC, vanity unit with wash basin, and a shower enclosure with mains shower. Part-tiled walls, radiator, recessed spotlights and an obscured double glazed window.

STAIRS

Stairs to the second floor attic room, and a radiator.

SECOND FLOOR:

ATTIC ROOM

Stairs up from the first floor, double glazed Velux window, fitted wardrobe with matching drawers and dressing unit, and a built-in cupboard with lighting internally.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a lawned garden with established floral borders, with metal gate and pathway from the pavement to the front door. Parking is available on-street to the front.

Rear Patio:

To the rear of the property is a paved seating/patio area which benefits a metal garden store.

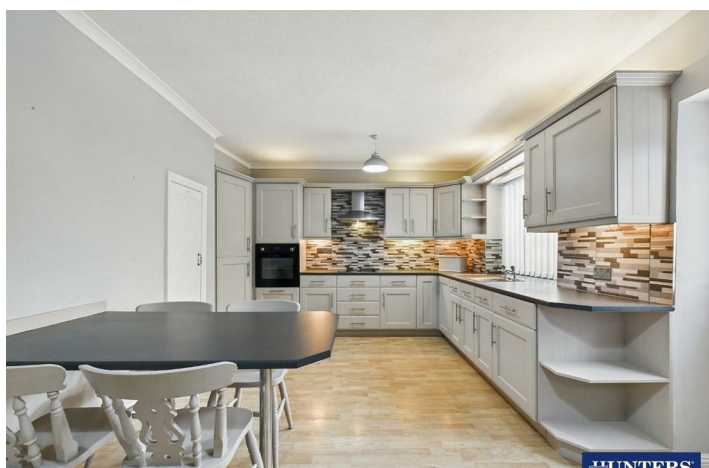
WHAT3WORDS:

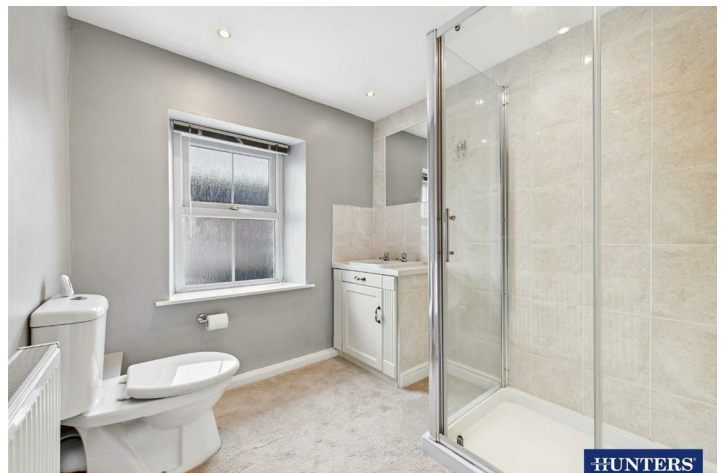
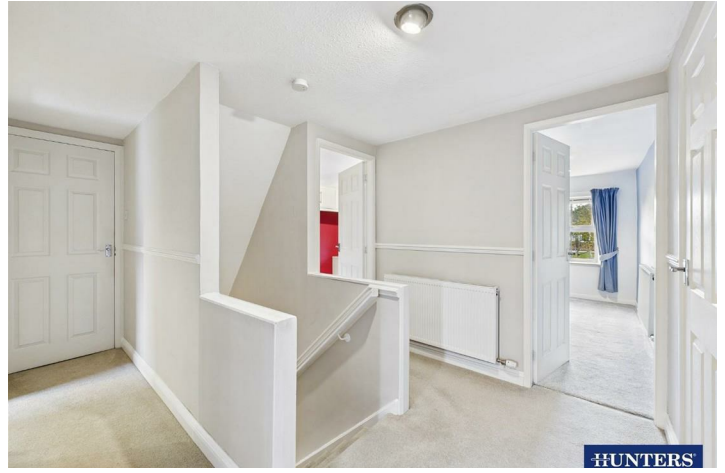
For the location of this property, please visit the [What3Words App](#) and enter - minority.badminton.afternoon

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

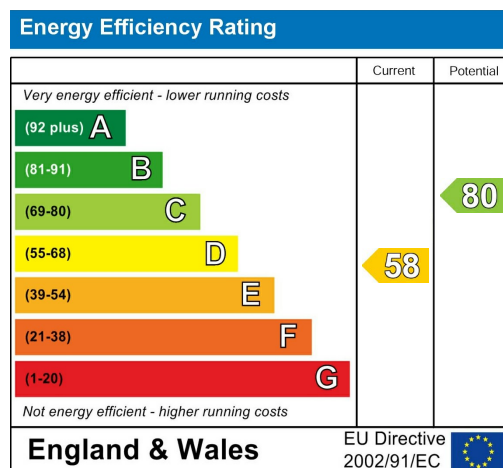
Floorplan







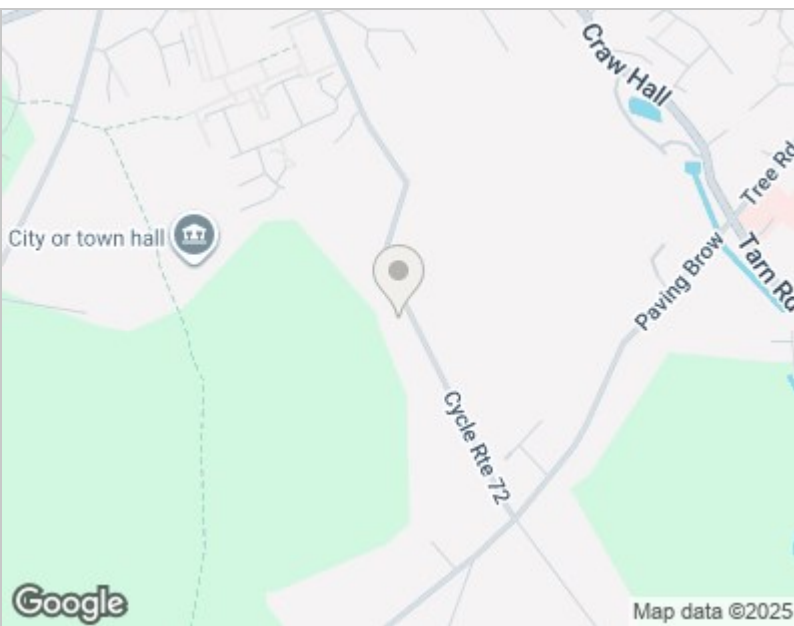
Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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Tel: 01228 584249



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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