



1 Beck Cottages

Hayton, Brampton, CA8 9HP

Guide Price £179,000

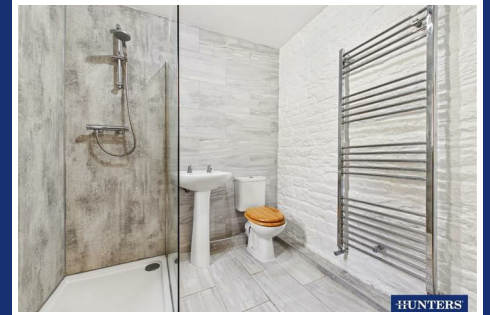


- No Onward Chain - Ideal First Home, Downsize or Holiday Retreat
- Set Within the Sought-After and Peaceful Village of Hayton
- Bright and Neutrally Decorated Accommodation
- Fitted Kitchen with Useful Adjoining Pantry/Store
- Charming Walled Garden and On-Street Parking
- Immaculately Presented Character Cottage
- Charming Throughout with Attractive Retained Features
- Living Room with Feature Decorative Stove
- One Double Bedroom and a Modern Shower Room
- EPC - D

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Offered to the market with no onward chain and situated in the sought-after village of Hayton, this immaculately presented one-bedroom end-terraced cottage delivers charm, style and move-in-ready accommodation that is sure to attract interest from a wide range of purchasers. Full of character and warmth, the property retains attractive original features and offers bright, neutrally decorated accommodation throughout. The accommodation includes a welcoming living room centred around a decorative feature stove, a fitted kitchen with an adjoining pantry/store adding valuable practicality, a double bedroom, and a modern shower room, all presented to a very good standard. Outside, the property enjoys a charming walled garden, creating a particularly attractive outdoor space, perfect for relaxing, sitting out, or simply enjoying its cottage-style character, while on-street parking is available nearby. Early viewing is highly recommended to fully appreciate the charm, presentation and lifestyle appeal this lovely cottage has to offer.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - A.

Hayton is a highly regarded and peaceful village setting, enjoying a lovely semi-rural feel while remaining conveniently placed for access to a range of everyday amenities and transport links. The village itself benefits from a strong sense of community, with the popular Stone Inn public house and Hayton CofE Primary School adding to its appeal for a wide range of buyers. The nearby A69 provides excellent road connections, linking Hayton with Brampton, Warwick Bridge and Carlisle, where a broader selection of shops, services, schooling and leisure facilities can be found. For those commuting or travelling further afield, the A69 offers straightforward access east toward Newcastle, while Carlisle Citadel Station, on the West Coast Main Line, provides regular rail services both north and south, including direct routes to major cities such as Edinburgh and London.

GROUND FLOOR:

LIVING ROOM

Entrance door from the front, internal doors to the kitchen and bedroom one, radiator, feature retained stove, and a double glazed window to the front aspect.

KITCHEN

Fitted kitchen comprising base units with worksurfaces and tiled splashbacks above. Space for a freestanding electric cooker, extractor unit, space with plumbing for a washing machine, one and a half bowl stainless steel sink with mixer tap, wall-mounted gas boiler, recessed lighting, internal door to the pantry/store, tiled flooring, two double glazed windows to the rear aspect, double glazed Velux skylight, and an external door to the rear garden.

PANTRY/STORE

Internal door to the shower room, built-in pantry/larder, space for a fridge freezer, and tiled flooring.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a walk-in shower enclosure with mains shower unit. Part-tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

BEDROOM ONE

Double glazed window to the front aspect, radiator, loft-access point, and a decorative retained fireplace.

EXTERNAL:

To the rear of the property is a walled garden, including raised borders and a block-paved seating area, with a low-maintenance area to the side including gravelled area and external cold water tap. To the front of the property is a paved pathway with walled boundary and dwarf gate to the street. Ample parking is available on-street to the front.

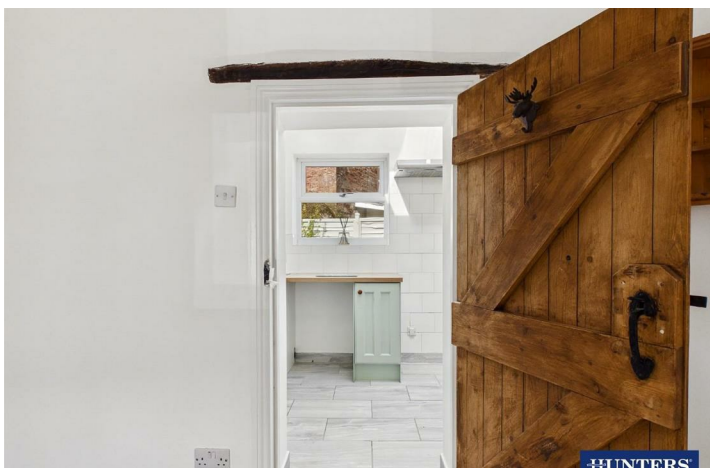
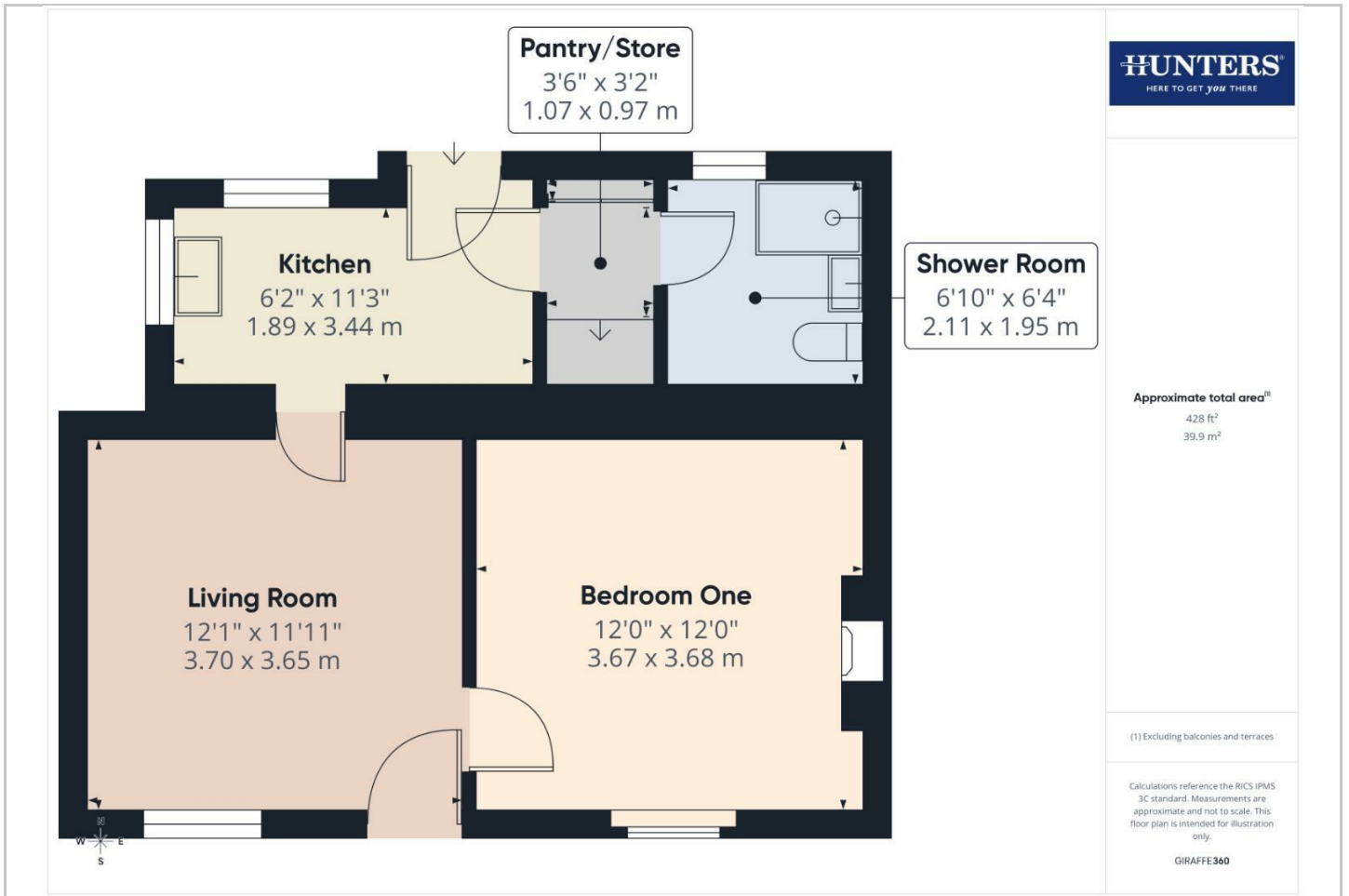
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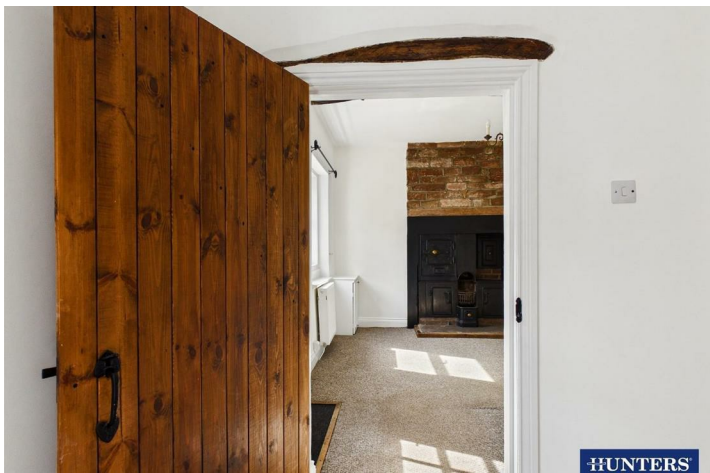
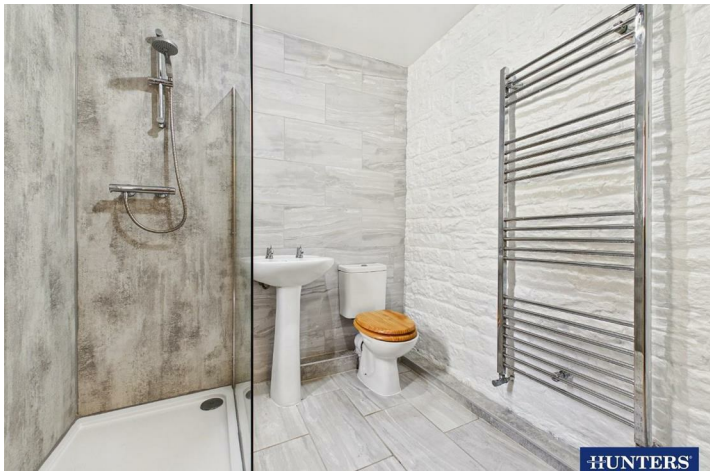
For the location of this property, please visit the [What3Words App](#) and enter - frizz.hindering.postage

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

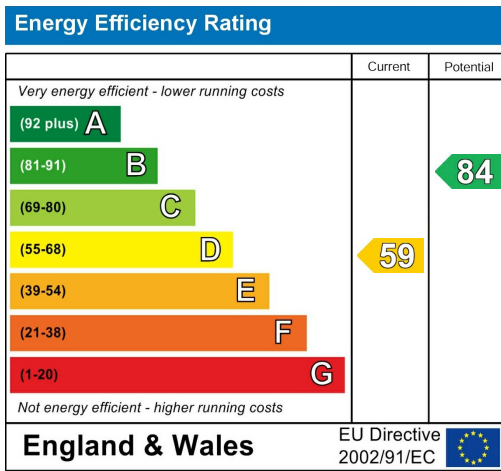
Floorplan







Energy Efficiency Graph



Viewing

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

Road Map

Hybrid Map





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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

