



Tarn End

Talkin, Brampton, CA8 1BF

Guide Price £385,000



- Outstanding Two-Bedroom Cottage
- Open Plan Kitchen, Dining & Living Room
- Recently Completed Development of Twelve Properties
- Two Parking Permits & Visitor Permits
- Available Fully Furnished (Subject to Price Negotiation)
- Luxurious & High Specification Finish Throughout
- Two Double Bedrooms both with Luxurious En-Suites
- Gardens Leading to the Tarn with Private Jetty
- LPG Gas Central Heating with Underfloor Heating to the Ground Floor
- EPC - B and Council Tax Band - D

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'Love at first sight' would be the most perfect way to describe this outstanding and beautifully presented converted cottage. Peacefully nestled within a stunning landscaped setting on the shore of Talkin Tarn, within a recently and meticulously converted former hotel, 10 Tarn End boasts a luxurious and high-specification interior and is complete with an open plan layout downstairs and two double bedrooms upstairs. Every aspect of this home has been created to provide the ultimate comfort and elegance. Built around a central courtyard, the property would simply be perfect for those looking for finer residential living or for those looking for a second home or luxury holiday home, the property is available to purchase fully furnished (subject to negotiation) A viewing is imperative to appreciate every aspect of this incredible cottage.

The accommodation, which has double glazing and gas central heating throughout, briefly comprises: open plan kitchen/dining/living room, WC/cloakroom and utility room to the ground floor with a landing, two double bedrooms and two en-suites on the first floor. Externally the property has a paved rear garden with the further enjoyment of a shared front courtyard and gardens. EPC - B and Council Tax Band - D.

Located close to the picturesque village of Talkin on the edge of the North Pennines AONB, Tarn End is nestled within a rural setting yet within easy reach of a wealth of amenities and transport links. Within Talkin itself you have the wonderful Blacksmiths Arms public house, an excellent hub for the community. Heading out of the village is easy, with a bus route that connects through to the neighbouring towns of Brampton and Corby Hill/Warwick Bridge, all which boast an excellent array of conveniences including local shops, garages, butchers and doctors surgeries. Endless hours of beautiful walks and landscapes are available on the doorstep including Talkin Tarn, perfect for a morning stroll.

OPEN PLAN LIVING/DINING/KITCHEN

Kitchen & Dining Area:

Fitted kitchen comprises a range of base, wall, drawer and tall storage units with stone worksurfaces and tiled splashbacks above. Integrated double oven, electric hob, extractor unit, integrated fridge freezer and integrated microwave. Within the central island is a integrated dishwasher, integrated wine cooler and a one bowl sink with mixer tap inset within the worksurface. Ample space for dining furniture.

Living Area:

Double glazed sliding patio doors with double glazed side windows, media wall including an inset electric fireplace.

Entry & Stairs Area:

External door from the front courtyard with internal doors to the WC/cloakroom, utility room and stairs to the first floor with under-stairs cupboard.

Throughout this open plan space is triple-zone underfloor heating and recessed spotlights.

WC/CLOAKROOM

Two piece suite comprising WC and wall hung vanity wash hand basin. Tiled flooring, recessed spotlights, extractor fan and underfloor heating.

UTILITY ROOM

Space and plumbing for a washing machine with fitted worksurface above. Recessed spotlights.

LANDING

Stairs up from the ground floor with internal doors to two bedrooms. Thermostat controlling the first floor heating.

MASTER BEDROOM

A luxurious freestanding copper bathtub complete with freestanding taps and hand shower attachment, double glazed window to the rear aspect, radiator, recessed spotlights and internal door to the en-suite. A further door provides access to a walk-in cupboard housing the wall mounted gas boiler.

EN-SUITE

Three piece suite comprising WC, wall hung vanity unit with basin and shower enclosure benefitting a mains powered shower with rainfall shower head. Part tiled walls, tiled flooring, illuminated mirror, chrome towel radiator, recessed spotlights and extractor fan.

BEDROOM TWO

Double glazed window to the front aspect, radiator, recessed spotlights and internal door to the en-suite.

EN-SUITE

Three piece suite comprising WC, wall hung vanity unit with basin and shower enclosure benefitting a mains powered shower with rainfall shower head. Part tiled walls, tiled flooring, illuminated mirror, chrome towel radiator, recessed spotlights, extractor fan and double glazed Velux window.

EXTERNAL

To the rear is a private-use paved seating area, which is located directly outside the double sliding patio doors from the living area. With beautifully maintained and landscaped communal gardens enjoying outstanding views over the tarn, with additional direct access to the footpath around the tarn. To the front of the property is a communal courtyard garden area.

PARKING

Two residents permits and two visitor permits are provided for use within the Tarn End carpark, which is located directly opposite Tarn End.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [dugouts.bookshelf.various](https://www.what3words.com/dugouts.bookshelf.various)

PLEASE NOTE

A service charge of approximately £2200 per annum is payable, which includes the buildings insurance, window cleaning, security surveillance external lighting, sewerage and upkeep of the gardens and grounds. The properties are serviced via a private sewage treatment plant.

An optional Storage Unit/Bike Store is available if required at an additional cost of £350 per Annum. This is located within the Tarn-End Car Park.

Floorplan



Ground Floor



Floor 1

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Approximate total area^(b)1159.73 ft²107.74 m²

Reduced headroom

68.58 ft²6.37 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

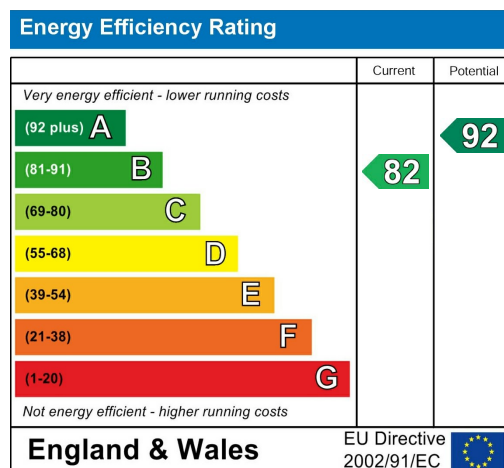
GIRAFFE360







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



HUNTERS
HERE TO GET YOU THERE



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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