



Follysyke

Tindale Fell, Brampton, CA8 2QB

Guide Price £125,000

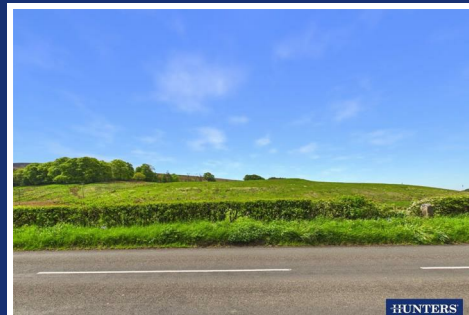
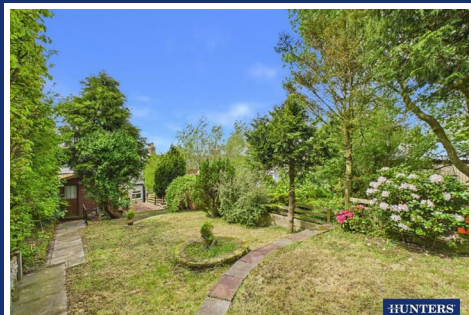


- No Onward Chain
- Ideal Main Home, Second Home or Investment
- Spacious Living Room with Feature Multi-Fuel Stove
- Double Bedroom Enjoying an Open-Field Outlook to the Front
- Off-Road Parking Available
- Characterful One-Bedroom Mid-Terraced Cottage in a Hamlet Setting
- Well Presented Throughout with Exposed Brickwork and Timber Doors
- Fitted Kitchen with Granite Worksurfaces and a First-Floor Three-Piece Bathroom
- Generous Rear Garden with Lawn, Two Patio Areas and Multiple Timber Sheds
- EPC - B

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Offered to the market with no onward chain, this charming one-bedroom mid-terraced cottage enjoys a delightful position within the hamlet of Tindale Fell, surrounded by open countryside and enjoying an attractive outlook across fields to the front. Full of warmth and character, the property is beautifully suited to a range of buyers, whether as a main residence, second home, countryside retreat or investment opportunity. Internally, the accommodation is well presented throughout and combines traditional charm with practical everyday living, featuring exposed brickwork, timber doors and a spacious living room centred around a striking multi-fuel stove. A fitted kitchen with granite worksurfaces adds a quality finish, while the three-piece bathroom and comfortable double bedroom complete the internal accommodation.

Externally, the generous rear garden provides excellent outdoor space, with a lawn, two patio seating areas and multiple timber sheds offering plenty of scope for relaxing, gardening or storage. With off-road parking available, solar panels fitted and an excellent EPC B rating, this is a wonderfully appealing cottage that blends countryside character, modern efficiency and peaceful hamlet living in one attractive package.

Contact Hunters today to arrange your viewing.

Utilities, Services & Ratings:

Electric Room Heating and Double Glazing Throughout.

EPC - B and Council Tax Band - A.

Tindale Fell is a peaceful rural hamlet situated approximately two miles east of Hallbankgate, enjoying an attractive countryside setting surrounded by open landscapes, scenic walks and outdoor pursuits. Nearby

Hallbankgate is a picturesque and well-regarded village, known for its natural beauty, welcoming community and rich local history, with amenities including Hallbankgate Village School, the Belted Will Inn and the Hallbankgate Hub, a community-run shop and café at the heart of village life. Just a short drive away is the renowned Farlam Hall, a luxury country house hotel and restaurant, perfect for fine dining or special occasions, while the nearby market town of Brampton provides a wider range of shops, public houses, a doctor's surgery and both primary and secondary schools. Local attractions including Talkin Tarn Country Park and Castle Carrock Reservoir are within easy reach, with the North Pennines National Landscape on the doorstep and the Lake District National Park accessible within around an hour. Excellent transport links are also close by, with the A69 providing convenient connections to Carlisle, the M6 motorway and the North East.

GROUND FLOOR:

PORCH

Entrance door from the front, internal door to the living room, double glazed window to the front aspect, and tiled flooring.

LIVING ROOM

Double glazed window to the front aspect, exposed-brick fireplace with inset multi-fuel stove, electric storage radiator, internal door to the kitchen, and stairs to the first floor landing with two under-stairs cupboards.

KITCHEN

Fitted kitchen comprising a range of base and wall units with granite worksurfaces and fully-tiled walls. Integrated electric oven, electric hob, extractor unit, integrated washing machine, one-bowl Belfast sink with mixer tap and worksurface draining grooves, space for a fridge freezer, stone flooring, electric storage radiator, double glazed window to the rear aspect, and an external door to the rear path.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, internal door to the bedroom and bathroom, and a fitted cupboard with solar-panel inverter internally.

BEDROOM

Double glazed window to the front aspect, and a feature exposed stonework wall.

BATHROOM

Three piece suite comprising a WC, pedestal wash basin, and a bath with hand shower attachment. Fully-tiled walls, electric towel rail, extractor fan, and an obscured double glazed window.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a paved garden area suitable for pots and benches. The front garden wall has been removed allowing additional off-road parking however the front kerb has not been

lowered. One private parking space is situated at the end of the terrace of properties.

Rear Garden:

To the rear of the property is a divorced and established rear garden, comprising two paved seating areas, a lawn with mature borders and trees, a large timber shed with power, lighting and single glazed windows, an additional timber shed with power, lighting and double glazed window, along with an attached store with double doors. The pathway to the rear of the property is shared, and allows access from the rear of number 4 to the garden, along with access around the terrace back to the front.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - mess.armrests.lake

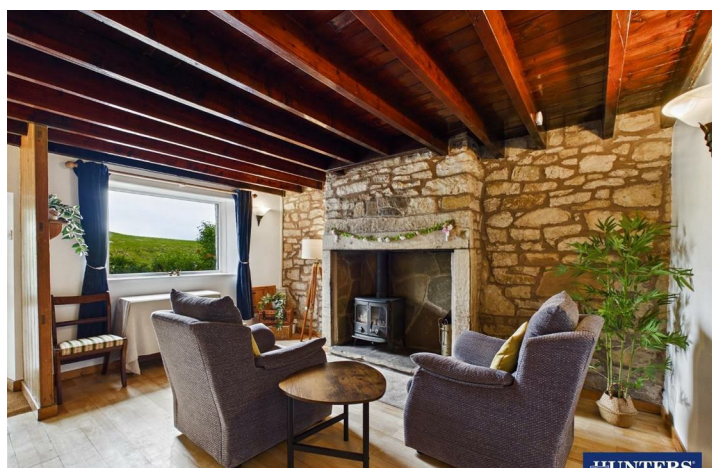
AML DISCLOSURE:

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.

AGENTS NOTE:

The property is serviced by a shared sewage treatment plant, with annual fees approximately £80.00 per annum for the maintenance and upkeep. The parking space is held on a separate title to the house and garden.

Floorplan





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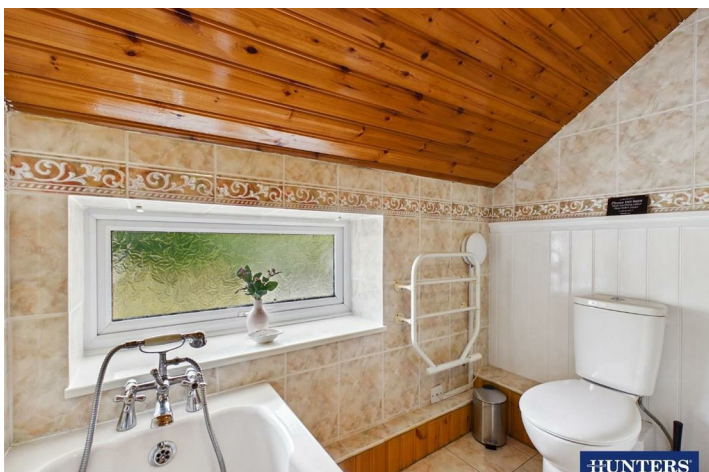
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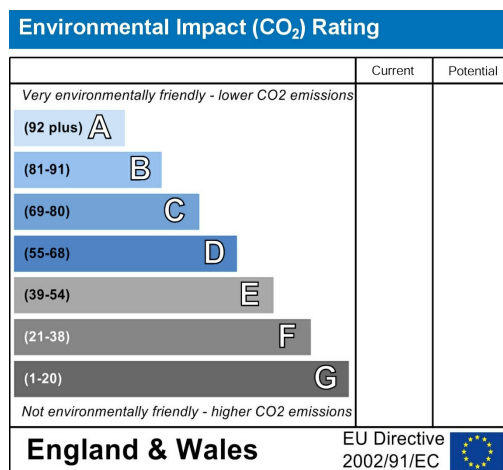
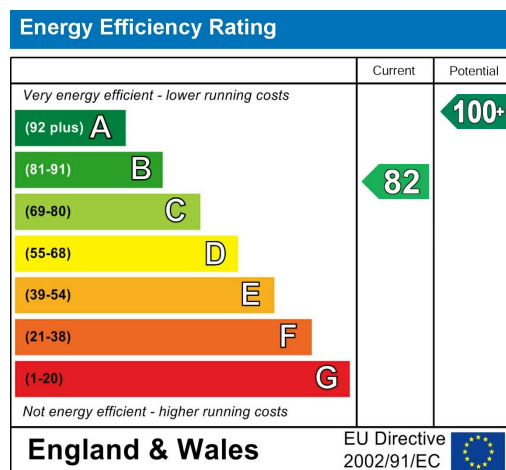
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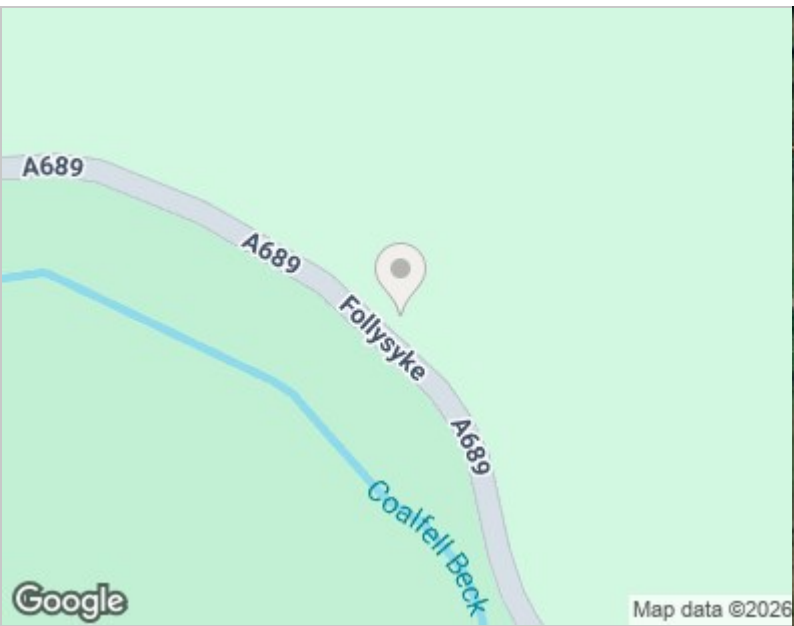
Energy Efficiency Graph



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



HUNTERS
HERE TO GET *you* THERE

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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