



HUNTERS®

Merrilies Cottage

Gilsland, Brampton, CA8 7BG

Guide Price £265,000



- Detached Home with Wonderful Views over the River Irthing
- Spacious Living Room with Patio Doors
- Three Bedrooms with Fitted Wardrobes in the Main Bedroom
- Generous Rear & Side Garden with Picturesque Outlook
- Air-Source Heat Pump, Solar Panels & Double Glazing
- Showcasing a Wealth of Characterful Features
- Generous Dining Kitchen with Focal Fireplace & Wood-Burning Stove
- Family Bathroom plus Downstairs WC/Cloakroom
- On-Street Parking within Gilsland
- EPC - D

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Merrilies Cottage is a detached three-bedroom home, nicely positioned in the centre of Gilsland with wonderful open views across the River Irthing and the surrounding countryside beyond. Internally, the property showcases a wealth of character, including exposed floorboards and a striking fireplace with wood-burning stove within the dining kitchen. The living room is bright and spacious, with patio doors opening to the rear garden, while the dining kitchen provides an excellent space for everyday living and entertaining, featuring fitted units, the feature fireplace, and an adjoining WC/cloakroom. To the first floor are three generous bedrooms, a family bathroom, and an impressive landing with useful storage and a picture window that perfectly frames the outlook. Further benefits include an air-source heat pump, solar panels and double glazing, helping to improve efficiency and reduce running costs. Outside, the garden offers a tranquil setting with plenty of potential for keen gardeners to make it their own. While there is no dedicated parking, on-street parking is available to the front and within the village. A lovely home, ideal as a peaceful semi-rural main residence or an easy-maintenance second home, contact Hunters today.

Utilities, Services & Ratings:

Central Heating via Air-Source Heat Pump and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

Gilsland is a picturesque and historic village set within beautiful countryside near the River Irthing, offering a peaceful lifestyle with a welcoming community and a good range of local amenities including a village shop, cafés/tearooms and a popular public house. Positioned along the world-famous Hadrian's Wall, the area is ideal for those who enjoy walking and outdoor pursuits, with scenic routes and open landscapes right on the doorstep. Further everyday services can be found in the nearby market town of Brampton, which offers independent shops, a supermarket, schools and medical facilities, while Carlisle provides extensive shopping, dining, cultural attractions and secondary education. Well placed for travel, Gilsland enjoys easy access to the A69 for Carlisle and Newcastle, with rail connections available from Brampton and Haltwhistle stations and regular bus services linking the surrounding area.

GROUND FLOOR:

HALLWAY

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

LIVING ROOM

Double glazed window to the front aspect, double glazed patio doors to the rear garden, radiator, exposed floorboards, and a fireplace with inset electric stove.

DINING KITCHEN

Kitchen Area:

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, space with plumbing for a washing machine, space for an under-counter fridge, one and a half bowl sink with mixer tap, tiled flooring, double glazed Velux window, double glazed window to the side aspect, double glazed French doors to the rear garden, and an internal door to the WC/Cloakroom.

Dining Area:

Double glazed window to the front aspect, radiator, tiled flooring, and a feature fireplace with inset wood-burning stove.

WC/CLOAKROOM

Comprising a WC, one-bowl Belfast sink with mixer tap, chrome towel radiator, built-in cupboard housing the air-source heat pump tank/system, under-stairs store, tiled flooring, tiled splashback, and two double glazed windows to the rear aspect.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to three bedrooms and bathroom, exposed floorboards, radiator, loft-access point, two built-in cupboards, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator, exposed floorboards, decorative fireplace, and two built-in wardrobes,

BEDROOM TWO

Double glazed window to the front aspect, exposed floorboards, and a radiator.

BEDROOM THREE

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

BATHROOM

Three piece suite comprising a WC, counter-top wash basin, and a bath with electric shower over. Part-tiled walls, tiled flooring, chrome towel radiator, built-in cupboard with water tank internally, and a double glazed window to the rear aspect.

EXTERNAL:

Front Garden & Parking:

To the front of the property is a low-maintenance concrete garden area, with steps ascending down from the pavement. On-street parking is available on the road to the front of the property and within the village.

Rear & Side Garden:

To the rear of the property is a garden area including a concrete hardstanding directly outside the dining kitchen patio doors, along with a timber garden shed. To the side of the property is a lawned garden area, with a selection of borders and vegetable beds throughout. The rear garden includes the system for the air-source heat pump, along with a walled boundary with river and field backdrop.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - awaiting.freshen.gathering

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 via septic tank.

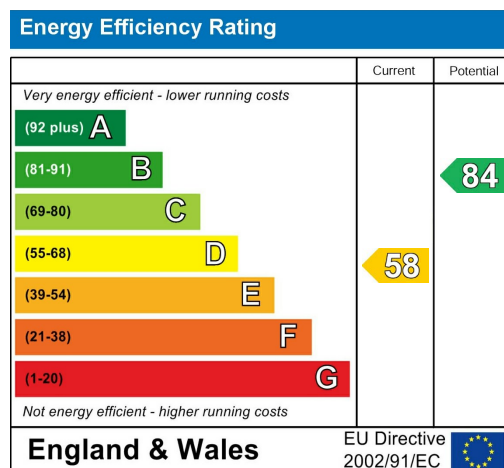
Floorplan







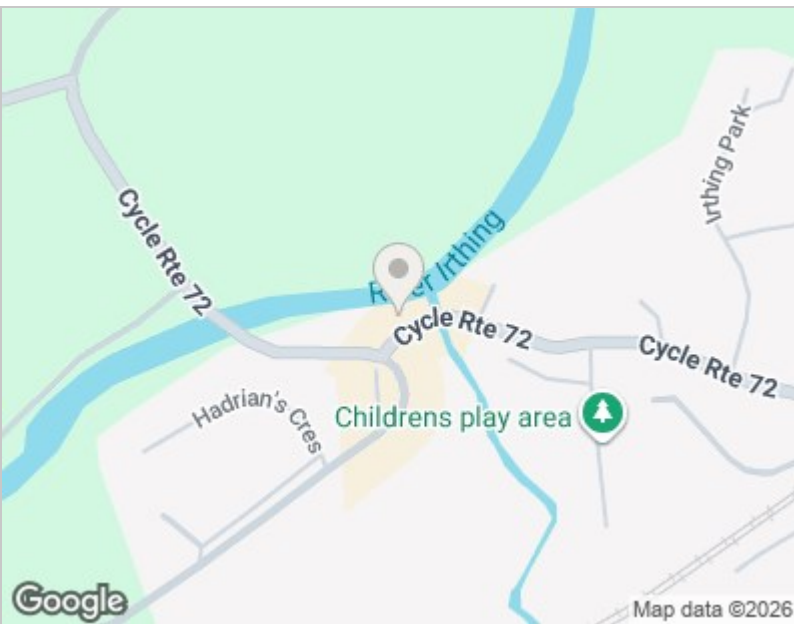
Energy Efficiency Graph



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



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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