

# HUNTERS<sup>®</sup>

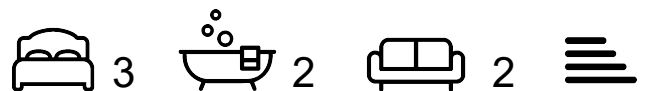
HERE TO GET *you* THERE



## Front Street

Brampton, CA8 1NT

Guide Price £230,000



- Mid-Terraced House in the Heart of Brampton
- Period Elegance with Modern Comforts
- Stylish Contemporary Kitchen & Separate Utility Room
- Three Double Bedrooms & Beautifully Appointed Family Bathroom
- Cobbled Courtyard Area which could be used for Parking

- Deceptively Spacious Accommodation accross Four Floors
- Two Inviting Reception Rooms
- Two Basement Stores, Ideal for Storage, Hobbies or Further Development
- Beautiful Rear Garden with Lawn, Mature Borders and Patio
- Grade II Listed - EPC Exempt

Tel: 01228 584249

# Front Street

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Guide Price £230,000



Nestled in the heart of Brampton, this charming Grade II Listed mid-terraced home offers deceptively spacious accommodation across four floors, blending period elegance with modern comforts.

Bursting with character, the property showcases a range of beautiful features and includes two inviting reception rooms, a stylish contemporary kitchen, three generously sized double bedrooms, and a beautifully appointed family bathroom complete with a freestanding roll-top bathtub. The versatile basement level provides excellent additional space with a utility room and two large store rooms, ideal for storage, hobbies, or future development. Externally, the rear garden offers a delightful retreat, boasting a cobbled courtyard area that can be used for off-street parking, a paved seating space perfect for outdoor dining, and a lawned garden with mature, well-established borders.

A unique and characterful home that will appeal to a wide range of buyers, from families to professionals or those seeking something with charm and history, contact Hunters today to arrange your viewing.

The Grade II Listed accommodation, which has gas central heating and part-single part-double glazing, briefly comprises a hallway, dining room, living room and kitchen to the ground floor. On the first floor is a landing, two bedrooms and WC, on the second floor is a landing, bedroom and bathroom, whilst on the basement level is a utility room and two store rooms. Externally there is a generous garden to the rear. EPC - Exempt and Council Tax Band - B.

Located in the centre of Brampton, 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.

## GROUND FLOOR:

### HALLWAY

11'8" x 3'8" (3.56m x 1.12m)

Entrance door from the front and internal doors to the dining room and living room.

### DINING ROOM

12'3" x 11'7" (3.73m x 3.53m)

Single glazed window to the front aspect, radiator, wall-mounted electric fire and a built-in alcove cupboard.

### LIVING ROOM

15'5" x 12'4" (4.70m x 3.76m)

Gas fire, radiator, two internal single glazed windows to the kitchen, internal doors to the staircases leading to the first floor landing and basement level.

### KITCHEN

8'11" x 7'11" (2.72m x 2.41m)

Fitted base and wall units with timber worksurfaces and upstands above. Integrated electric double oven, five-burner gas hob, extractor unit, integrated dishwasher, integrated fridge, integrated microwave, one and a half bowl sink with mixer tap, plinth spotlights, two double glazed windows to the rear aspect and a double glazed Velux window.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor, stairs up to the second floor, internal doors to two bedrooms and WC, radiator and a single glazed window to the rear aspect.

### BEDROOM ONE

16'0" x 11'7" (4.88m x 3.53m)

Two single glazed windows to the front aspect, radiator and a decorative fireplace.

### BEDROOM TWO

12'5" x 10'4" (3.78m x 3.15m)

Single glazed window to the rear aspect, radiator, built-in alcove cupboard and a decorative fireplace.

### WC

9'0" x 3'3" (2.74m x 0.99m)

Two piece suite comprising a WC and pedestal wash hand basin. Radiator, exposed floorboards and a single glazed window to the rear aspect.

## SECOND FLOOR:

### LANDING

Stairs up from the first floor, internal doors to bedroom three and bathroom, storage cupboard housing the water cylinder, radiator and a single glazed window to the rear aspect.

### BEDROOM THREE

15'8" x 8'3" (4.78m x 2.51m)

Double glazed Velux window, radiator and a loft-access point.

## BATHROOM

12'8" x 11'3" (3.86m x 3.43m)

Four-piece suite comprising a WC, pedestal wash basin, freestanding bathtub with hand shower attachment, and a corner shower enclosure benefitting a mains shower with rainfall shower head. Radiator, recessed spotlights, extractor fan, exposed floorboards and a double glazed Velux window.

## BASEMENT:

### UTILITY ROOM

8'2" x 5'7" (2.49m x 1.70m)

Fitted base units with worksurface above, one bowl stainless steel sink with mixer tap, space and plumbing for a washing machine, space for an under-counter appliance, wall-mounted gas boiler, recessed spotlights, internal door to the store room one, external door to the rear garden and a single glazed window to the rear aspect.

### STORE ROOM ONE

11'2" x 9'8" (3.40m x 2.95m)

Stone flooring, radiator, recessed spotlights and an internal door to store room two.

### STORE ROOM TWO

10'11" x 9'7" (3.33m x 2.92m)

Stone flooring, radiator and recessed spotlights.

## EXTERNAL:

To the rear of the property is a generous garden, comprising a cobbled courtyard area with paved seating area, along with a lawned garden with mature borders of trees and shrubs. The cobbled courtyard area has double access gates to a shared lane which allows for vehicular access to the rear garden area (potential parking). Located on the rear elevation is an external cold water tap.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - maybe.exclusive.those

## AML DISCLOSURE

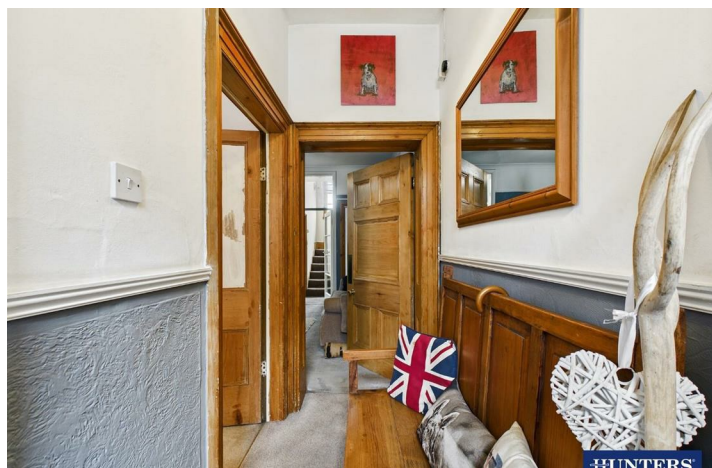
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring.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

## PLEASE NOTE

The property is Grade II Listed.



# Floorplan











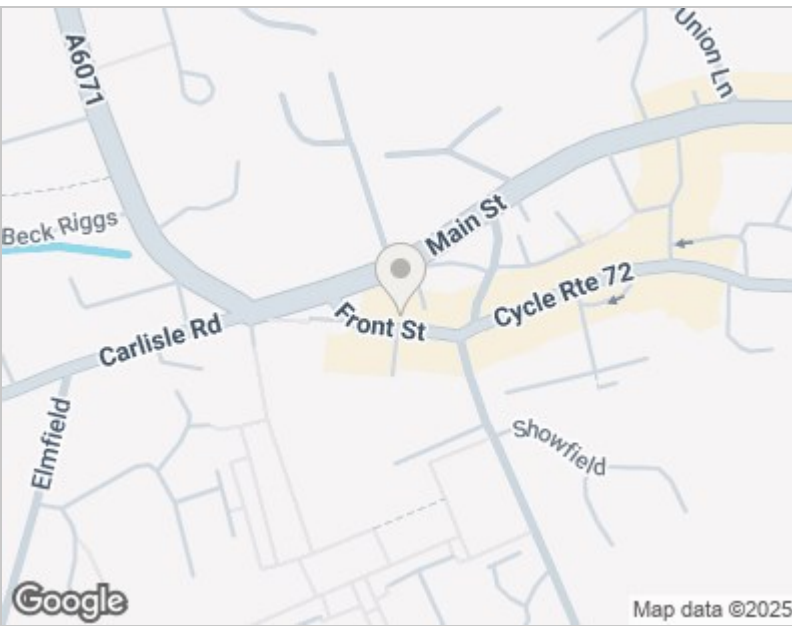
## Energy Efficiency Graph

## 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







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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