HUNTERS®

HERE TO GET *you* THERE



West View

Lambley, Brampton, CA8 7LQ

Offers Over £280,000

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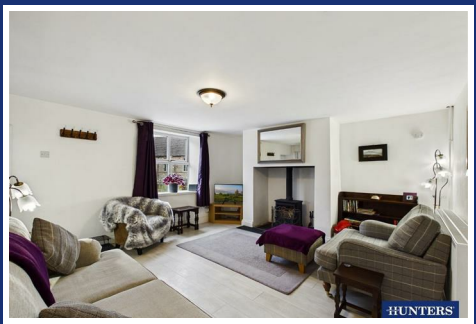
- No Onward Chain
- Immaculately Presented and Ready to Move Into
- Well-Appointed Dining Kitchen with Separate Utility Room
- Fantastic Rear Garden with Open-Field Views and a Generous Outbuilding with Future Potential
- Exceptional Main Home, Second Home or Holiday-Let Opportunity
- Charming Semi-Detached Stone Cottage
- Bright and Inviting Living Room with Feature Wood-Burning Stove
- Two Double Bedrooms, Master with En-Suite and Both Enjoying Picturesque Church Views
- Air-Source Central Heating and Double Glazing Throughout
- EPC - C

Tel: 01228 584249

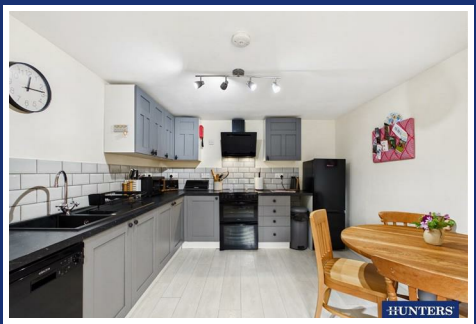
West View

Lambley, Brampton, CA8 7LQ

Offers Over £280,000







Offered to the market with no onward chain, this charming semi-detached stone cottage is immaculately presented throughout and offers an exceptional opportunity for buyers seeking a beautifully finished home in an attractive rural setting. Combining traditional character with comfortable modern living, the property would make a wonderful permanent residence, idyllic second home or appealing holiday-let venture. The bright and inviting living room is centred around a feature wood-burning stove, creating a cosy focal point, while the well-appointed dining kitchen provides ample space for everyday dining and entertaining, complemented by a separate utility room. Upstairs are two generous double bedrooms, both enjoying picturesque views towards the village church, with the impressive master bedroom further benefiting from its own en-suite facilities. Outside, the fantastic rear garden provides a peaceful space for relaxing and alfresco dining, enhanced by wonderful open-field views. A generous outbuilding offers excellent additional storage and exciting further potential, with the current owner having already extended utility services to the building, providing an excellent starting point for anyone wishing to explore its future development, subject to the necessary consents. Further benefits include air-source central heating and double glazing throughout. Beautifully presented and enjoying lovely outlooks to both the front and rear, this delightful cottage combines character, comfort and an enviable setting, making it equally suited to full-time occupation, a peaceful countryside retreat or continued use within the holiday-let market.

Utilities, Services & Ratings:
Central Heating via Air-Source Heat Pump and Double Glazing Throughout.
EPC - C and Council Tax Band - N/A.

Nicely located within an area highly regarded for its natural beauty and history, just off the A689 between Alston & Hallbankgate and around 7 miles South of Haltwhistle. Within Alston, you have an excellent range of local convenience stores, bakeries, independent shops and garage whilst Hallbankgate benefits a Village School and The Belted Will Inn. The market town of Brampton is approximately 15 miles West boasting an array of amenities including doctors surgery, shops, public houses and both primary and secondary schools. Local attractions including Talkin Tarn and Castle Carrock Reservoir are within a short drive, with the additional benefits of the North Pennines 'Area of Outstanding Natural Beauty' being on the doorstep and the Lake District National Park being within an hour. For those looking to commute, the A69 is accessible within ten-minutes drive, providing direct access east to Newcastle and the North East and back west toward Carlisle and the M6 motorway.

GROUND FLOOR:

LIVING ROOM
Entrance door from the front, internal doors to the dining kitchen, rear hall and utility room, fireplace with inset wood-burning stove and slate hearth, open-staircase to the first floor landing, radiator, and a double glazed window to the front aspect.

DINING KITCHEN
Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces and tiled splashbacks above. Freestanding electric cooker, extractor unit, slimline dishwasher, space for a fridge freezer, one and a half bowl sink with mixer tap and draining board, vertical radiator, and a double glazed window to the front aspect.

REAR HALL
External door to the rear garden, and an internal door to the bathroom.

BATHROOM
Three piece suite comprising a WC, pedestal wash basin, and a bath with electric shower over. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, extractor fan, and an obscured double glazed window.

UTILITY ROOM
Fitted base unit with worksurface and tiled splashbacks above. Space with plumbing for a washing machine, space for a tumble dryer (counter-top) one bowl stainless steel sink with mixer tap, water-cylinder, stone flooring, and a double glazed window to the rear aspect.

FIRST FLOOR:

LANDING
Stairs up from the ground floor living room, internal doors to the master bedroom and bedroom two, and a double glazed window to the rear aspect.

MASTER BEDROOM & EN-SUITE
Master Bedroom:
Double glazed window to the front aspect, radiator, decorative fireplace, and an internal door to the en-suite.
En-Suite:
Three piece suite comprising a WC, vanity unit with counter-top wash basin, and a corner shower enclosure with mains shower unit. Boarded splashbacks within the shower enclosure, tiled splashbacks behind the wash basin, tiled flooring, chrome towel radiator, and an extractor fan.

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

EXTERNAL:
Rear Garden:
To the rear of the property is an enclosed and nicely landscaped garden which enjoys a tranquil open-field outlook. The garden includes a generous lawn, a paved seating area, raised vegetable beds, and planted borders. Additionally, the air-source heat pump unit is positioned within the rear garden, an external cold-water tap on the rear elevation, and an access gate to the front.
Parking:
Parking is available on the lane in front of the property, no permit required.

OUTBUILDING & LOG STORE
Outbuilding:
Positioned to the side of the property, this detached stone and block outbuilding includes a pedestrian access door and window, and benefits from water, sewerage and electricity connections.
Log Store:
Attached to the outbuilding, and benefitting a pedestrian access door.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///songbird.part.training

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:
Please note, the property, gardens and outbuilding and held on three separate titles.

Floorplan


Bathroom
7'9" x 5'0"
2.37 x 1.53 m
Rear Hall
2'9" x 5'5"
0.86 x 1.66 m
Utility Room
4'10" x 4'2"
1.49 x 1.28 m
Living Room
17'3" x 13'8"
5.27 x 4.17 m
Kitchen
10'6" x 13'1"
3.20 x 4.01 m
Ground Floor Building 1
En-Suite
6'2" x 4'11"
1.89 x 1.50 m
Landing
3'1" x 2'9"
0.95 x 0.85 m
Master Bedroom
12'9" x 13'3"
3.91 x 4.04 m
Bedroom Two
10'10" x 13'2"
3.31 x 4.02 m
E
N
S
W
Floor 1 Building 1
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HERE TO GET you THERE
Approximate total area(1)
788 ft²
73.2 m²
Reduced headroom
13 ft²
1.2 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

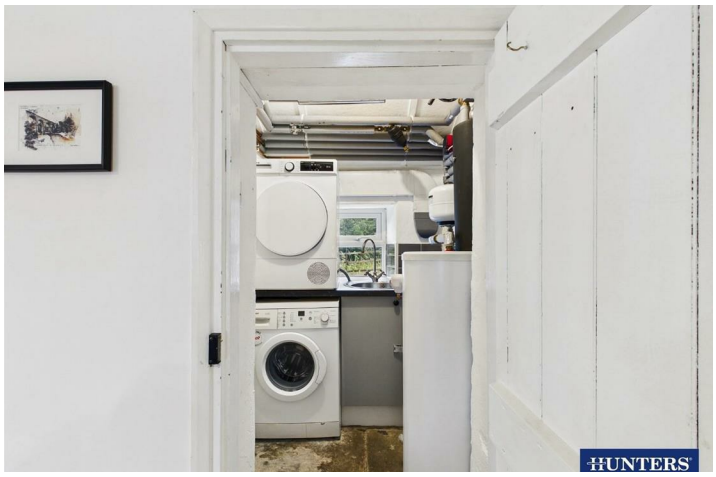


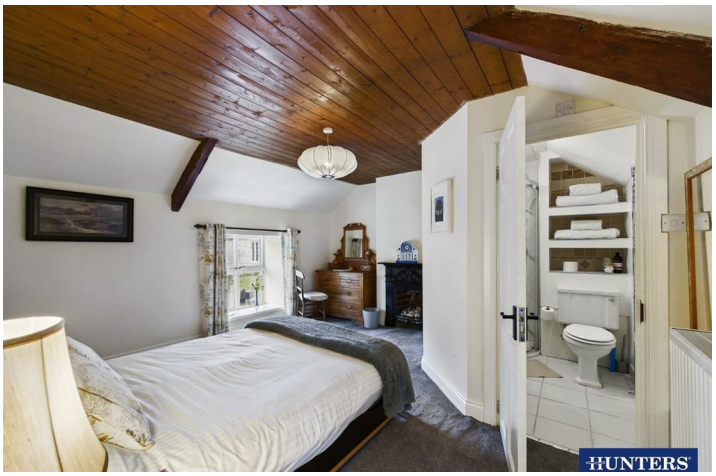






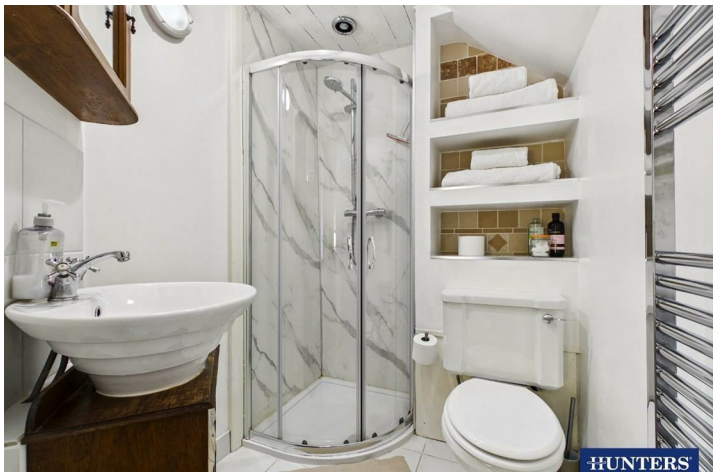


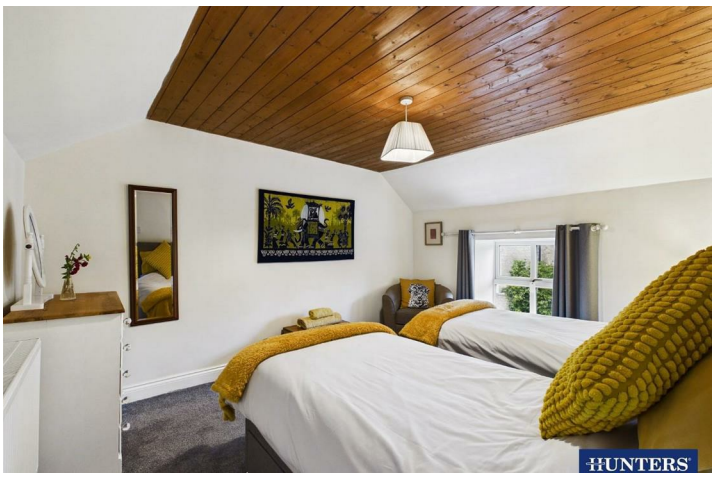








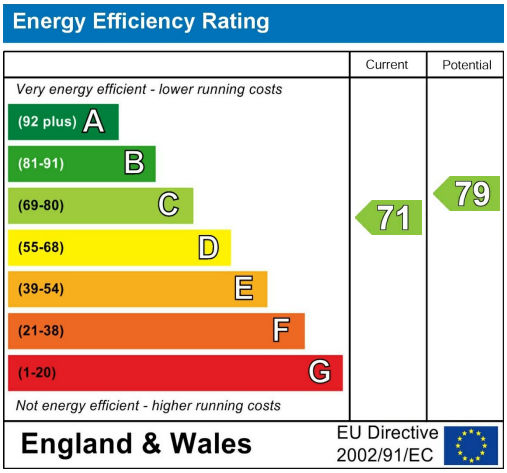


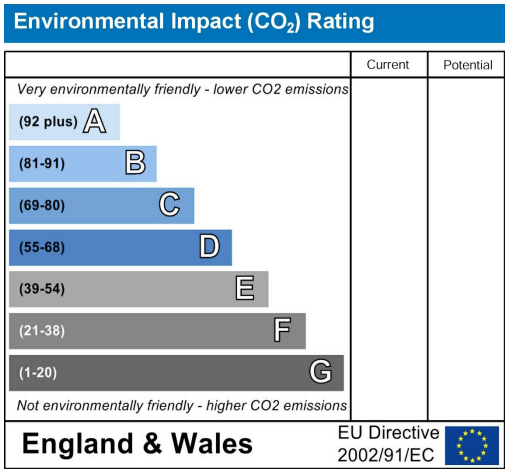






Energy Efficiency Graph





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







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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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The Property Ombudsman