



Oak Tree View , Brampton, CA8 9DD

Guide price £485,000



Oak Tree View

Brampton, CA8 9DD

- Well presented detached property
- Generous rooms and flexible accommodation
- Principal bedroom and ensuite on first floor
- Spacious lounge on the first floor
- Village location
- Two ground floor bedrooms and bathroom
- Open plan kitchen living area
- Detached garage with room above

Oak Tree View is an immaculately presented three-bedroom detached home offering exceptionally flexible living accommodation across two floors. The ground floor is centred around a stunning open-plan kitchen and living space, flooded with natural light and opening onto the rear garden via patio doors. Also on this level are two well-proportioned bedrooms, a large family bathroom and a useful utility room — all accessed via a welcoming entrance porch, which retains a charming original window into the main house.

On the upper floor, a generous lounge with high ceilings, multi fuel stove and an abundance of natural light creates a truly impressive living space, flowing naturally into the principal bedroom. This serene retreat benefits from an en suite, dedicated storage and its own doors opening out to the rear garden.

Outside, a sweeping gravel driveway provides ample parking for multiple vehicles, alongside a substantial garage with electric door. Above the garage, a versatile room — currently used for storage — offers real potential as a home office or hobby space. Sandstone steps lead up to the main entrance, where a patio area wraps around to a beautifully tiered rear garden, complete with a second patio and a lawned area above.

Set within the pretty village of Cumrew in the North Pennines Area of Outstanding Natural Beauty, this exceptional home enjoys a wonderfully peaceful setting while remaining around 30 minutes from Carlisle and just 15 minutes from the market town of Brampton.

Directions

What3words location: ///statement.enchanted.dispensed

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GROUND FLOOR

Kitchen Diner	15'8" x 13'8" (4.79 x 4.17)
Reception Room	11'9" x 13'7" (3.59 x 4.15)
Utility	4'7" x 13'8" (1.42 x 4.18)
Bathroom	8'7" x 10'5" (2.63 x 3.20)
Hallway	
Porch	10'1" x 4'4" (3.08 x 1.33)
Bedroom Two	12'3" x 10'6" (3.74 x 3.22)
Bedroom Three	8'10" x 11'5" (2.70 x 3.49)

FIRST FLOOR

Lounge	25'1" x 13'6" (7.65 x 4.14)
Principal Bedroom	11'9" x 14'0" (3.59 x 4.29)
Ensuite	4'8" x 9'8" (1.44 x 2.96)

OUTSIDE

Garage	17'8" x 16'11" (5.40 x 5.16)
Store Room (Above Garage)	17'8" x 16'10" (5.40 x 5.14)



Services

The property is serviced by mains electricity, mains water, oil fired central heating and a septic tank for drainage.

Additional Information

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.

Anti-Money Laundering (AML) Checks;

When your offer is accepted, we're legally required to verify your identity.

This is carried out by a third-party company at the following costs:

Buying in personal name: £40 (inc. VAT)

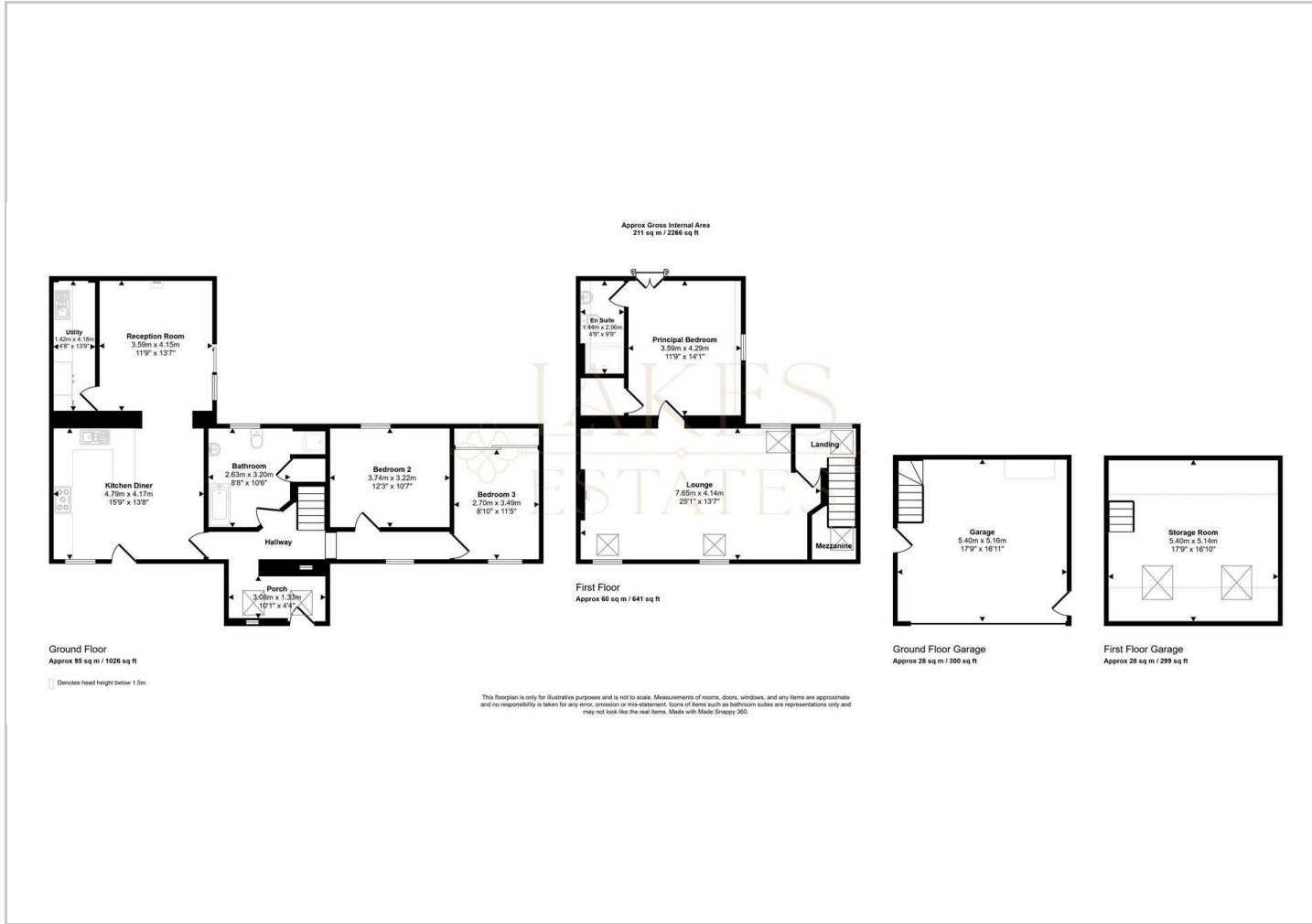
Company purchase: £120 (inc. VAT)

These fees are non-refundable, and the purchase cannot proceed until checks are complete.

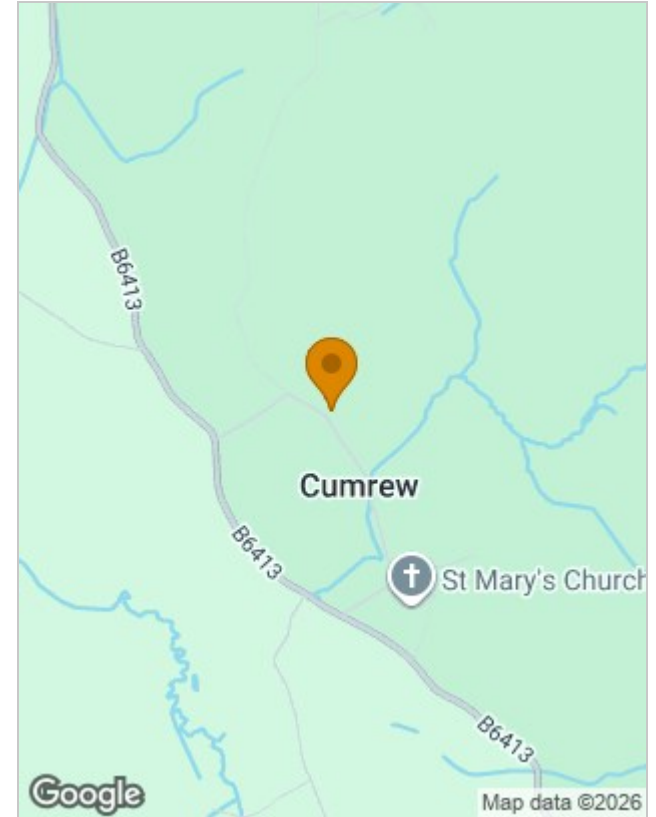




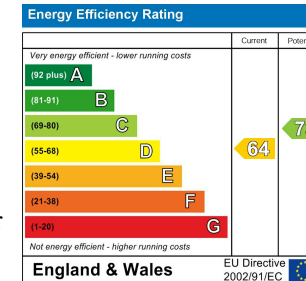
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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