



| Brampton | Appleby | CA16 6JS

Guide Price £650,000



david britton
ESTATES

Key features

- 3-bedroom home with an adjoining barn
- Bi-folding doors, connecting indoor and outdoor spaces with garden views
- Spacious living includes a large dining room and ample storage
- Ground floor convenience with a bathroom and separate shower room
- The master bedroom boasts rustic charm with exposed beams and an ensuite bathroom
- Blend of traditional elements with contemporary living ensures stylish functionality
- Explore country living with endless possibilities as a sanctuary or renovation project
- Ideal for those seeking countryside tranquility and modern amenities
- Overlooking landscaped gardens and stunning fell views

Description

Nestled amidst the tranquil surroundings of Brampton, Midtown Farm presents a rare opportunity to acquire a charming 3-bedroom property on a 1/2 acre plot, with the added allure of an adjoining barn awaiting transformation. Ideal for those with a vision for bespoke living spaces or potential income generation through renovation, this property offers a blend of rustic charm and modern possibilities. Discover the potential to create your dream home in a serene countryside setting, just moments away from urban conveniences.

Directions





Floor plans

Landscaping proposal

CONCEPT 2 - REVISION 3b

A - Front pathway entrance.

- Wide paved entrance.
- Use with and without.
- Cobble set edge detail.
- Considered drainage.

B - Side gardens

- Continuing gravel pathway.
- Use low shrub planting scheme.
- Small specimen trees to each side of the gateway.
- Subtle lighting within the garden.

C - Front walling and entry.

- Low height wall or cottage.
- Consider entry screen to front door.
- Style in keeping with local walling and materials.

D - Driveway entrance

- Consider entry screen to driveway.
- Fixed iron trees.
- Consider drainage and subtle accessible path.

E - Parking area

- Consider parking surface.
- As per current proposal.
- Native wood hedge to rear visibility.
- Removable drainage surface.

F - Lawn areas.

- Use lawn areas to create a sense of space.
- Consider different lawn types to create depth.

G - The den.

- Use different areas to create a sense of space.
- This can be used for camping or building a temporary den.
- The space can also be used for a swing or reading space.

H - The fire pit.

- Open fire pit space within lawn area.
- Space is set into the building with retaining wall to rear.
- Considered trees to be planted around the space provide shelter.
- Area can be grassed for each season setting.

I - Woodland areas.

- Native wood woodland planting around perimeter.
- Native trees, shrubs and groundcover.
- Access pathways can wind their way through.
- Great spaces for children to play.

J - Garden room terrace

- Use garden room terrace to create a sense of space.
- Use different materials to create a sense of space.
- Use different materials to create a sense of space.
- Use different materials to create a sense of space.

K - Summerhouse

- Use different materials to create a sense of space.
- Use different materials to create a sense of space.
- Use different materials to create a sense of space.

L - Native woodland area

- Use different materials to create a sense of space.
- Use different materials to create a sense of space.
- Use different materials to create a sense of space.

M - Perimeter planting

- Use different materials to create a sense of space.
- Use different materials to create a sense of space.
- Use different materials to create a sense of space.

1 Layout plan

2 Mood board

3 Key plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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