



Fir Tree House , Brampton, CA8 1TR

Guide price £735,000



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# Fir Tree House

Brampton, CA8 1TR

- An Immaculate Detached Family Home
- 2986sq ft of Living Accommodation
- Marshall Mason Kitchen
- High Quality Fixtures & Fittings Throughout
- Excellent Transport Links
- Built and Finished to Exacting Standards
- Ease of Access to the Towns Amenities & Schools
- Stunning Bathroom Suites
- Close to the North Pennines, Lake District & Eden Valley
- Fully Fitted Alarm System

Step into Fir Tree House and experience luxury living. Every detail, from the quality woodwork to the high-specification fixtures and fittings, has been carefully considered to ensure an unparalleled living experience. The interior boasts pleasing décor, showcasing the clients' impeccable design skills. The heart of the home is the stunning Marshall Mason kitchen, a testament to both style and functionality. It seamlessly flows into the dining room and snug, creating an open and inviting space perfect for entertaining or relaxing with family and friends. The bathrooms and en-suites in Fir Tree House are modern and consistently spacious. With contemporary designs and top-of-the-line fixtures, they offer a spa-like experience in the comfort of your own home.

Situated on a generous plot of approximately 0.75 acres, Fir Tree House is part of an exclusive development comprising only three properties in the picturesque former grounds of The Grange. As you approach the property via a sweeping, private driveway, you'll appreciate the sense of privacy and tranquillity it offers. Ample parking space ensures convenience for both residents and guests. The property's grounds are a harmonious blend of manicured gardens and woodland, creating a serene environment that complements the elegance of the home itself.



**Entrance Hallway** 6'8" x 16'2" (2.05 x 4.93)  
Front door into a spacious, welcoming hallway. Instantly greeted by the quality of finishings one would expect in a home of such stature. Stairs off the first floor with a glass balustrade and oak handrail. Solid wooden flooring with underfloor heating. Lots of natural light thanks to the glass double doors to the living room.

**Ground Floor W/C** 5'0" x 4'1" (1.54 x 1.26)  
An excellent size with a fitted low level w/c and sink unit. Tiled flooring with underfloor heating.

**Living Room** 17'8" x 16'7" (5.41 x 5.06)  
A large family space with two double glazed windows to the front and side elevations giving the room lots of natural light. Solid wooden flooring with underfloor heating.

**Kitchen** 17'9" x 13'10" (5.43 x 4.24)  
Oozing luxury this wonderful room which is open plan is very much the heart of the home. At one end is the stunning Marshall Mason fitted kitchen suite which has a range of wall and base units with complementing worksurfaces and a sink drainer unit with mixer tap. There are a range of integrated Siemens appliances including a fridge freezer, dishwasher, oven and steam oven. The central island has a fitted high specification Bora induction hob with an integrated downdraft extractor unit.

**Dining Room** 11'8" x 16'4" (3.57 x 4.99)  
At the far end is the dining room which is spacious, bright and airy. Tiled flooring throughout with underfloor heating. Recessed lighting. Two large double glazed window units to the rear elevation overlooking the rear garden and woodland.

**Snug** 20'11" x 13'0" (6.38 x 3.98)  
There is a snug area which is perfect for hosting and has French doors out to the garden patio.

**Utility Room** 9'1" x 8'0" (2.77 x 2.45)  
An excellent size Marshall Mason utility suite comprising base units with complementing worksurfaces and a sink drainer unit. Tiled flooring with underfloor heating. Wall mounted thermostat. Plumbing for a washing machine and tumble dryer. Double glazed window unit to the rear elevation. Door to the side where a covered passageway connects with the detached garage.

**Ground Floor Bedroom** 12'8" x 13'9" (3.88 x 4.20)  
A good double bedroom thoughtfully added to the ground floor making the home suitable for those who may need single level accommodation. Double glazed window to the front elevation. Fitted carpet and underfloor heating. Door to the en-suite.

**Ground Floor En-Suite** 9'0" x 10'2" (2.75 x 3.11)  
A large modern en-suite with neutral tones. Comprising a fitted three-piece suite which includes a double walk-in shower cubicle containing a mains shower unit, vanity sink unit and low level w/c. Wall mounted LED mirror. Shaving socket. Heated towel radiator. One wall is tiled and the shower enclosure is also tiled. Tiled flooring with underfloor heating. Double glazed window unit to the side elevation with opaque glass. Recessed lighting. Extractor fan.

**Landing** 12'11" x 9'4" (3.95 x 2.86)  
A spacious landing with doors off to the first floor accommodation. Large storage cupboard with two oak doors. Fitted carpet. Sun tunnel over keeping the space well lit. Radiator. Loft hatch access point above.

**Primary Bedroom** 17'7" x 21'2" (5.38 x 6.47)  
A huge double bedroom with a double glazed window to the front elevation. Walk in dressing room and beautiful en-suite off. Fitted carpet. Radiator.





**Primary En-Suite** 8'10" x 11'7" (2.71 x 3.54)  
A beautiful en-suite which has a fitted four-piece suite comprising an oval bath unit, his and hers vanity sink unit with LED mirror over, low level w/c and walk in shower cubicle containing a mains shower unit. Tiled walls and flooring. Heated towel rail. Double glazed window unit to the side elevation with opaque glass.

**Dressing Room** 6'2" x 6'5" (1.90 x 1.98)

**Bedroom Two** 12'9" x 17'3" (3.90 x 5.28)  
An excellent double bedroom with a large walk in storage space which could be converted to an en-suite or dressing room. Fitted carpet. Radiator. Double glazed window unit to the front elevation.

**Walk in Closet** 12'10" x 6'1" (3.93 x 1.87)

**Bedroom Three** 17'9" x 12'4" (5.42 x 3.78)  
Large double bedroom with a recess for storage. Fitted carpet. Radiator. Double glazed window unit to the rear elevation.

**Family Shower Room** 6'2" x 7'1" (1.90 x 2.16)  
A contemporary fitted suite comprising, walk in shower cubicle containing a mains shower unit, low level w/c and sink unit. Sun tunnel over. Extractor fan. Heated towel rail. Tiled flooring and shower cubicle.

**Garage** 12'9" x 17'3" (3.91 x 5.28)  
With an electric door to the front elevation and door to the side leading to the utility room via a covered passageway. Mezzanine for storage. Power and lighting.

**Grounds**  
Sit in grounds amounting to circa 0.75 acres the property is in an incredibly private position on a small exclusive development in the heart of Brampton. The property is approached by a sweeping driveway which also serves two neighbouring properties and has its own private driveway with ample space for a number of vehicles. There is a main garden laid to lawn with sandstone patios and a woodland area offering privacy.

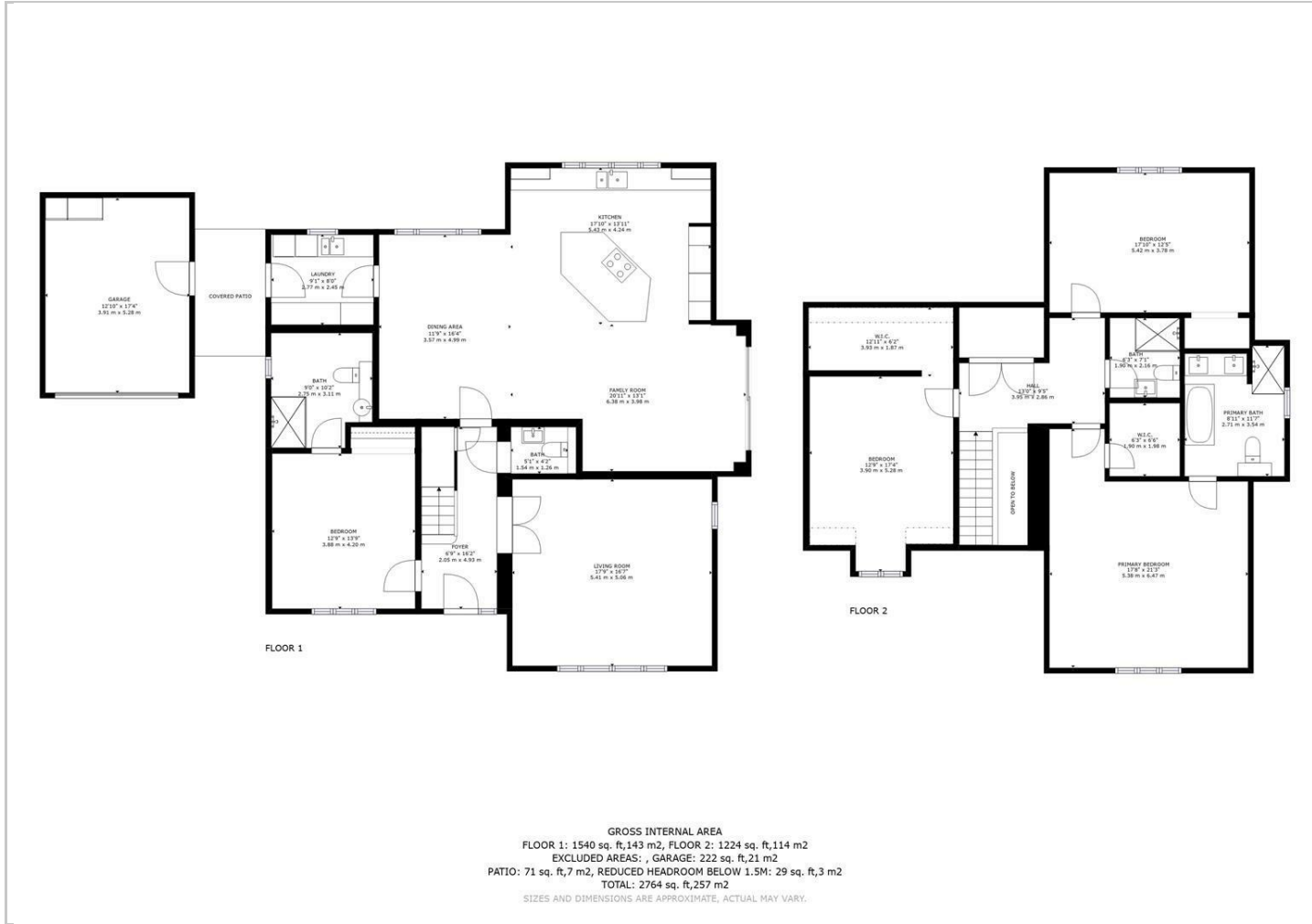
**Services**  
Air source heating, mains electricity, water and drainage.

Directions





## Floor Plans



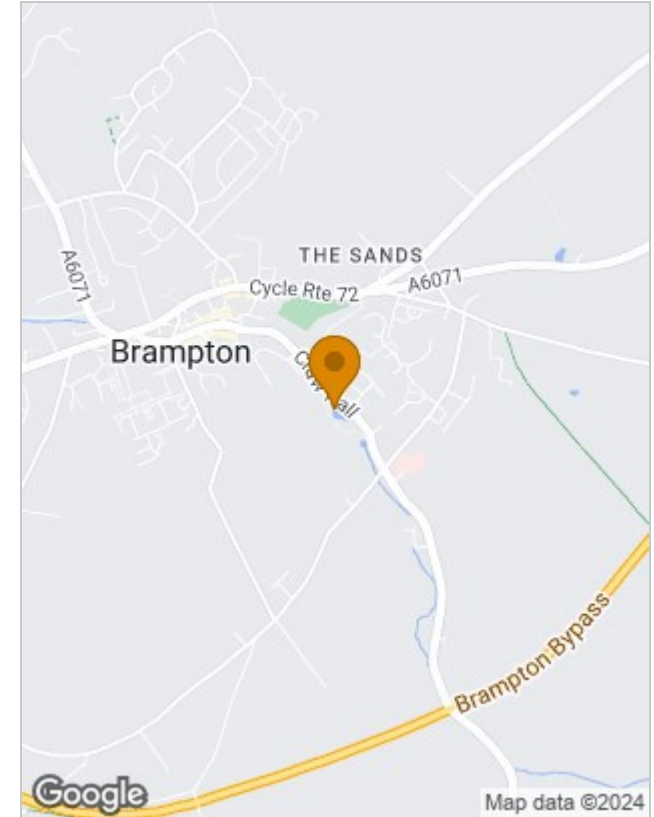
## Viewing

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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## Location Map



## Energy Performance Graph

