



Roxboro , Brampton, CA8 9BU

Guide price £595,000





Roxboro

Brampton, CA8 9BU

- Detached 4 Bed Family Home
- Peaceful Location Surrounded by Countryside
- Found in Immaculate, Turn Key Condition
- Plentiful Off Road Parking & Detached Double Garage
- Village Amenities Including Primary School and Pub
- Stunning Open Views to the North Pennines
- Bright & Spacious Rooms Throughout
- Landscaped Gardens
- Close to Castle Carrock
- Eden Valley, Lake District & Scottish Borders all Accessible

Nestled at the foothills of the picturesque North Pennines, on the periphery of the charming village, Castle Carrock, stands Roxboro, a stunning and versatile 4 bed family home occupying expansive landscaped grounds, complemented by a detached double garage. Boasting panoramic views of the surrounding countryside from every angle, this property exudes an unparalleled level of elegance and pristine condition, promising a lifestyle of both tranquillity and refinement.

Guide price £595,000



Entrance Porch

Karndean flooring, uPVC double glazed windows offering views of the garden and local countryside, door leading through to:

Entrance Hallway

Decorative coving, dado rail, karndean flooring, two double radiators, understairs storage cupboard, stairs to first floor, doors to the lounge, sitting/dining room and dining kitchen.

Living Room

18'4" x 12'11" (5.61 x 3.94)

A beautifully presented lounge, log burning stove set in an inglenook style fireplace with slated hearth, decorative coving, picture rail, karndean flooring, large radiator, uPVC double glazed windows to the front, side and rear of the property.

Family Room

12'11" x 11'8" (3.94 x 3.56)

The family room offers versatility and could equally be useful as an office or a study. Karndean flooring, double panelled radiator, uPVC double glazed windows to the front and side of the property.

Kitchen / Dining Room

19'5" x 9'10" (5.94 x 3.02)

Superb modern fully fitted dining kitchen, fitted with a range of base and wall units, complementary quartz worktop surface, 'Belfast' sink, fitted NEF electric fan assisted oven and grill, NEF induction hob, tiled splashbacks and extractor canopy above, fitted microwave oven, integrated fridge, freezer and dishwasher, tiled flooring, space for a large dining table, LED spotlights to the ceiling, designer wall radiator, large uPVC window which overlooks the beautiful landscaped garden, further double glazed window to the rear of the property, original arched door which leads through to:

Garden Room / Utility

20'0" x 10'7" (6.10 x 3.23)

Offers large uPVC double glazed windows with views of the local countryside, tiled flooring, two large radiators, LED spotlights to the ceiling, uPVC door which leads to the rear garden. The utility area is situated within the sun room and benefiting from fitted base units which currently house the washing machine and tumble dryer (not included in the sale), complementary quartz worktop. American fridge freezer plumbed in with water and ice supply is included in sale.

Ground Floor W/C

Useful for guests and residents alike, a fitted two piece suite comprising low level w/c and a vanity sink unit. Karndean flooring. Chrome heated towel rail.





Landing

Decorative coving, double panelled radiator, dado rail, telephone point, uPVC double glazed window to the side of the property offering views of the local countryside, doors leading into all four bedrooms and bathroom.

Bedroom One

16'6" x 10'11" (5.03 x 3.33)

Large double bedroom benefiting from an ensuite, decorative coving, double panelled radiator, uPVC double glazed window to the front of the property offering views of the local countryside.

En-Suite Shower Room

Has a fitted three-piece suite comprising a walk in shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit. LED mirror over. Window to the front elevation.

Bedroom Two

12'11" x 10'5" (3.96 x 3.18)

Large double bedroom, decorative coving, built in airing cupboard housing the hot water cylinder, telephone point, double panelled radiator, uPVC double glazed windows to the front and side of the property

Family Bathroom

9'10" x 7'3" (3.02 x 2.21)

Modern white four piece bathroom suite, bath, separate shower cubicle with a thermostatic shower, wash hand basin, WC, large chrome heated towel ladder, part tiled walls, sunken spotlights to the ceiling, cushion flooring, frosted uPVC double glazed window to the rear of the property.

Bedroom Three

12'2" x 10'9" (3.71 x 3.28)

Good sized double bedroom, large uPVC double glazed window which overlooks the large side garden, decorative coving, double panelled radiator.

Bedroom Four / First Floor Lounge

10'2" x 18'10" (3.10m x 5.74m)

Superb room offering unobstructive panoramic views, uPVC sliding doors opening out to a Juliet balcony, karndean flooring, T.V. point, two double panelled radiators, two uPVC double glazed windows to the side of the property.

Garage

23'0" x 21'0" (7.01m x 6.40m)

A double garage of grand proportions. Power and lighting. Two doors to the front elevation. Ample space for parking cars.

Grounds

Set in magnificent grounds which have been kept to an immaculate standard. The property has a spacious, gated, driveway offering plentiful off road parking for guests and residents alike. To the side is a fantastic garden which has lush green lawns and a fabulous variety of plant, flower and tree species. Surrounded by open countryside in all directions

Services

Mains water and electricity. Drainage to a septic tank. Oil fired central heating.

Directions

From junction 43 of the M6 North bound take the 3rd exit and head East on the A69. As you pass Warwick Bridge you will arrive at the traffic lights in Corby Hill. Turn right for Heads Nook then immediately left. Follow this road all the way to Castle Carrock and before you enter the village Roxboro is roughly half a mile before on the right-hand side.

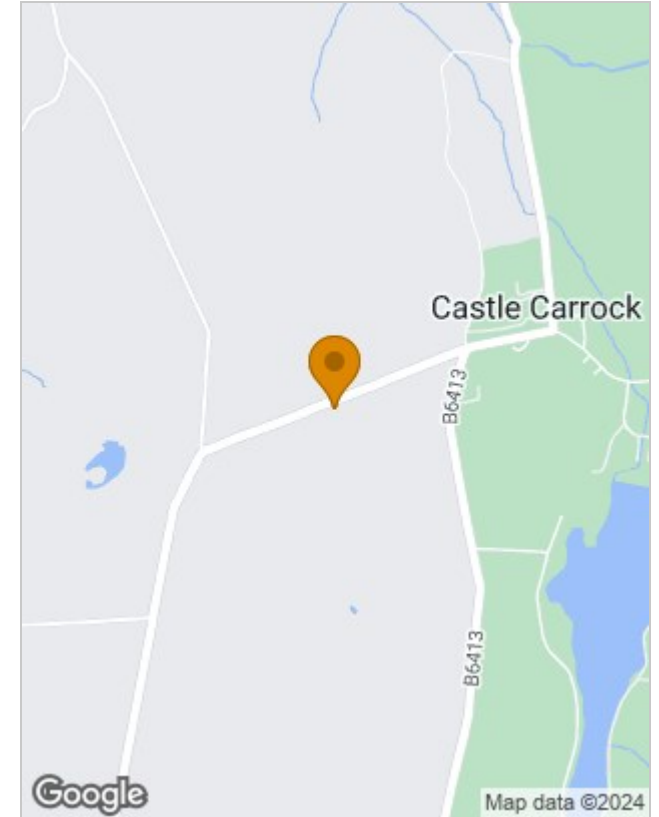




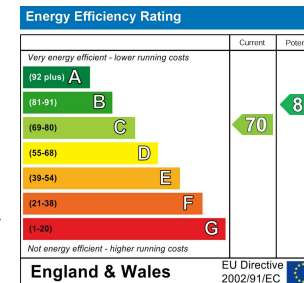
Floor Plans



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.