



LAKE  
ESTATES INC

Braeside , Brampton, CA8 7LQ

Guide price £300,000





# Braeside

Brampton, CA8 7LQ

- Village location
- Close to Lambley Viaduct
- Countryside living
- Immaculately presented
- 3 double bedrooms
- Two reception rooms
- Renovated throughout
- Planning permission to extend if required
- Solar to be fitted and updated EPC to follow

Welcome to Braeside, a picturesque chocolate box cottage nestled in the tranquil village of Lambley, Northumberland. This charming three-bedroom home seamlessly blends traditional charm with modern functionality. The property features a welcoming entrance hall that leads to a comfortable lounge, perfect for relaxing evenings. A practical downstairs WC/utility room and a spacious kitchen diner complete the ground floor, offering an ideal space for family gatherings and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for residents and guests alike.

The exterior of Braeside offers a detached storeroom offering additional storage space, a lawned garden and a gravelled seating area, accessible via a convenient side gate or through the kitchen diner, providing a perfect setting for outdoor enjoyment and taking in the views.

Lambley, a quaint village in the heart of Northumberland, offers a peaceful rural lifestyle. The area is renowned for its natural beauty. The village's location provides easy access to nearby towns such as Haltwhistle and Hexham, where additional amenities can be found.



**Reception room** 10'7" x 12'8" (3.23 x 3.87)

On entry to the home you walk directly into the large entrance hall which could be utilised as a second reception room, playroom or study. There is original stone wall, beams and multi fuel stove. The space also allows access to the first floor and the lounge. There is a radiator, uPVC double glazed sash window overlooking the front of the property and churchyard, a uPVC stable style front door and wooden flooring.

**Lounge** 10'11" x 12'6" (3.34 x 3.82)

The lounge is a bright and welcoming space, with a large fireplace with multi fuel stove and slate hearth, natural light from the windows either side, original beams and fitted carpet. uPVC double glazed windows.

**Downstairs Hall**

The downstairs hall is accessed from the lounge and leads through to the downstairs wc/utility and the kitchen diner. There is a radiator, wooden flooring and a uPVC double glazed sash window to the front bringing in lots of natural light.

**WC/Utility**

The downstairs wc is also utilised as a utility space, it has space for a washing machine, wc, basin, radiator and a uPVC double glazed window.

**Kitchen Diner** 10'10" x 13'11" (3.32 x 4.26)

The kitchen diner is dual aspect and gets plenty of natural light, there is a generous amount of storage and worktop space and room for appliances. There is access to the garden through French doors, a wooden floor, uPVC double glazed windows and radiator.

**Upstairs Hall**

The upstairs hallway looks out over the garden and surrounding countryside, it has a fitted carpet and uPVC double glazed windows to the rear.





## Directions

Turn off the A689 into Lambley. While heading down the hill Braeside will be found on your right hand side, opposite the Church.

**Principal Bedroom** 11'5" x 13'11" (3.50 x 4.26)  
The principal bedroom looks out over the front of the property and Lambley Church, it is a comfortable double with fitted wardrobes, radiator, uPVC double glazed sash window and fitted carpet.

**Bedroom Two** 10'10" x 9'2" (3.31 x 2.81)  
Bedroom Two is a comfortable double bedroom with feature beams, views out over the front of the property, uPVC double glazed sash window, radiator and fitted carpet.

**Bedroom Three** 9'9" x 10'2" (2.99 x 3.11)  
Bedroom three is a currently a comfortable single bedroom, but would fit a double bed, it has views out over the front of the property, uPVC double glazed sash window, radiator and fitted carpet.

**Bathroom** 11'2" x 5'8" (3.42 x 1.75)  
The bathroom has a wc, basin, over bath shower, uPVC double glazed window, radiator with towel rail above and wooden floor.

**Outside**  
To the front of the property there is the local church, which allows parking for the property via verbal agreement. To the rear of the property there is a gravelled area with seating and a raised lawn. The property has an outside store and space for the oil tank.

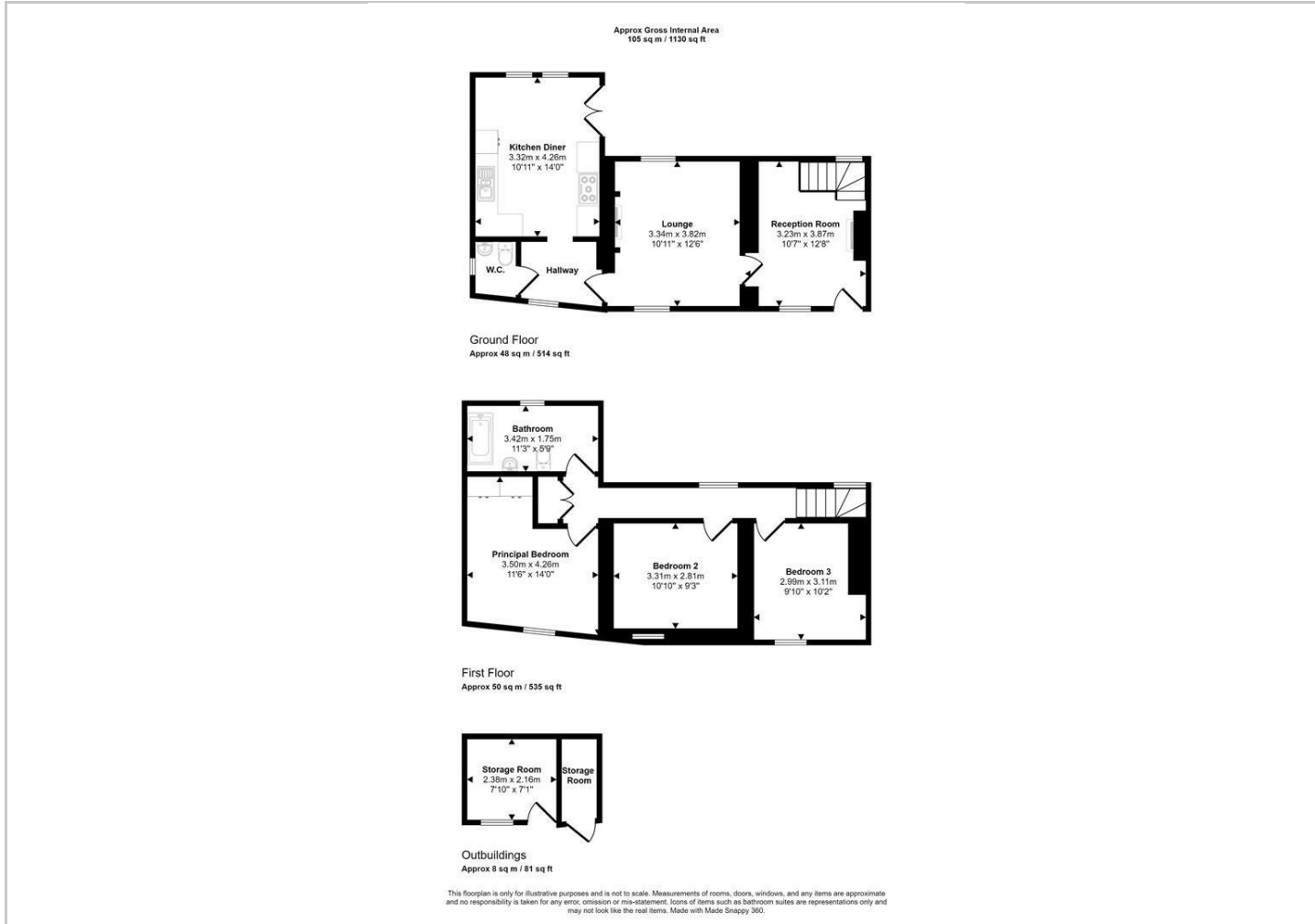
**Services**  
Mains electricity and water, oil tank.

**Please Note**  
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## 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.

Penrith,  
Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>

## Location Map



## Energy Performance Graph

