



Station House, Greenhead, Brampton, Cumbria, CA8 7HE
Offers in Region of £225,000

Andrew Coulson
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This property is a very attractive Grade II Listed former Station House built circa 1836 which is now used as a home offering spacious and versatile accommodation. Well presented throughout the property offers much charm and character with many original features. Externally there is private parking, an outside toilet and enclosed mature garden.

- Former Station House
- Spacious & Versatile Accommodation
- Gardens & Private Parking
- Four Bedrooms
- Charm & Character
- Current EPC Rating F

Offers in Region of £225,000



THE PROPERTY

Station House is a very attractive Grade II Listed former Station House built circa 1836 which is now used as a home offering spacious and versatile accommodation. Well presented throughout and enjoying full central heating and part double glazing the property offers much charm and character with many original features. Comprising entrance lobby, hallway, a light and airy living room with a fireplace, spacious separate dining room, a breakfast room with an impressive fireplace and a large kitchen. Upstairs the landing provides access to four bedrooms and the bathroom. There is private parking, outside toilet and an enclosed mature garden. This is a delightful home with super accommodation and we strongly recommend an internal inspection in order to fully appreciate what is on offer.

BRIEFLY COMPRISING;

GROUND FLOOR

ENTRANCE LOBBY

Solid front door with small glazed inset. Polished timber flooring.

HALLWAY

Staircase to first floor with storage cupboards under. Polished timber flooring.

LIVING ROOM

18' 4" x 11' 5" (5.58m x 3.48m)

A light and airy room with windows to two aspects, with working shutters. Fireplace incorporating a multi-fuel burning stove. Polished timber flooring.

DINING ROOM

18' 7" x 11' 8" (5.66m x 3.55m)

Windows to two aspects, fireplace incorporating a multi-fuel burning stove. Polished timber flooring and cornice ceiling.

BREAKFAST ROOM

12' 11" x 10' 1" (3.93m x 3.07m)

Impressive fireplace incorporating a multi-fuel burning stove. Half panelled walls and slate flooring. Storage cupboards. Open through to:

KITCHEN

13' 10" x 10' 2" (4.21m x 3.10m)

Fitted wall and floor units with wooden worktops incorporating an enamel Belfast sink, tiled splash backs and matching slate flooring. Plumbing for both washing machine and dishwasher. The Rangestyle cooker is included in the sale. Door to gardens.

FIRST FLOOR

LANDING

Built-in linen cupboard. Eaves storage areas. (In a clockwise direction:)

BEDROOM ONE

14' 3" x 11' 9" (4.34m x 3.58m)

Small fireplace and polished timber flooring. Built-in storage cupboard and shelving.

BEDROOM FOUR

9' 6" x 10' 4" (2.89m x 3.15m)

Oak flooring.

BATHROOM

Roll top bath with shower over, wash hand basin and low level WC. Attractive Travertine tiled walls and chrome heated towel rail.

BEDROOM THREE

12' 2" x 10' 1" (3.71m x 3.07m)

With oak flooring. Overlooking the gardens.

BEDROOM TWO

11' 11" x 14' 2" (3.63m x 4.31m)

Built-in cupboards and shelving. Polished timber flooring.

EXTERNALLY

PRIVATE PARKING

For up to four cars.

OUTSIDE WC

With wash hand basin and WC.

GARDENS

To the rear are totally enclosed gardens with lawned areas, trees, bushes, shrubs, flower beds and flagged patio areas. The gardens enjoy a high degree of privacy.

SMALL SHED

SERVICES

Mains electricity, water and drainage are connected. Central heating is primarily the LPG boiler serving panelled radiators and the domestic hot water. This is supplemented by the multi-fuel burning stove in the breakfast room which can also serve the panelled radiators.



TENURE

Freehold.

NOTES

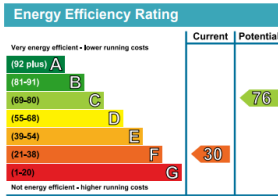
The property sits adjacent to the village coal merchant and its access is via the yard gate/shared private road. The property also fronts towards the Tyne Valley rail link.

DIRECTIONS

In the centre of Greenhead there is a Tea Rooms, travel along the road immediately below the Tea Rooms which is Station Road. Through the gate at the end and the property is on the left hand side, drive around the side and to the front of the property and the parking is at the far gable.

REFERRAL FEES

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Note: Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.



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