



**Hayward  
Tod**

**3 Bedroom Detached House | Whitehouse Cottage | Union Lane | Brampton | CA8 1BX**

**£495,000**







A hidden gem, tucked away in the heart of Brampton. A unique and interesting opportunity full of character which can be lived in on a single level if required. Three bed, two bath. Four reception rooms.

entrance hallway | sitting room | living room | ground floor en-suite bedroom | mezzanine study area | two double bedrooms | shower room | utility with W.C. | dining room | kitchen | snug | detached garage store | summer house | cellar store | lawned garden | low maintenance courtyard | gated driveway parking | mains gas central heating | mains water, electricity and drainage | part double glazing | EPC pending | council tax band E | freehold

#### APPROXIMATE MILEAGES

Carlisle 9.5 | M6 motorway 7.5 | Newcastle International Airport 46

#### WHY BRAMPTON?

A popular market town, Brampton has a wide range of amenities and is well located for access to the wider region, with the M6 and A69 both being within easy reach; the latter providing straightforward access to Newcastle and the North East. Brampton Golf Club and Talkin Tarn Country Park are both within minutes providing outdoor leisure opportunities and further afield, Hadrian's Wall and the Lake District are both within 30 minutes.

#### ACCOMMODATION

Deceptively spacious and full of character and potential, Whitehouse Cottage is a substantial home within a generous walled garden plot. The impressive living room features a double height vaulted ceiling and exposed stone wall. A mezzanine level provides a useful study space. In addition to this there are three further reception rooms which can be utilised as the incoming buyer sees fit. There is a utility space with W.C. and a compact but well appointed kitchen. All of the living space looks southwards over the



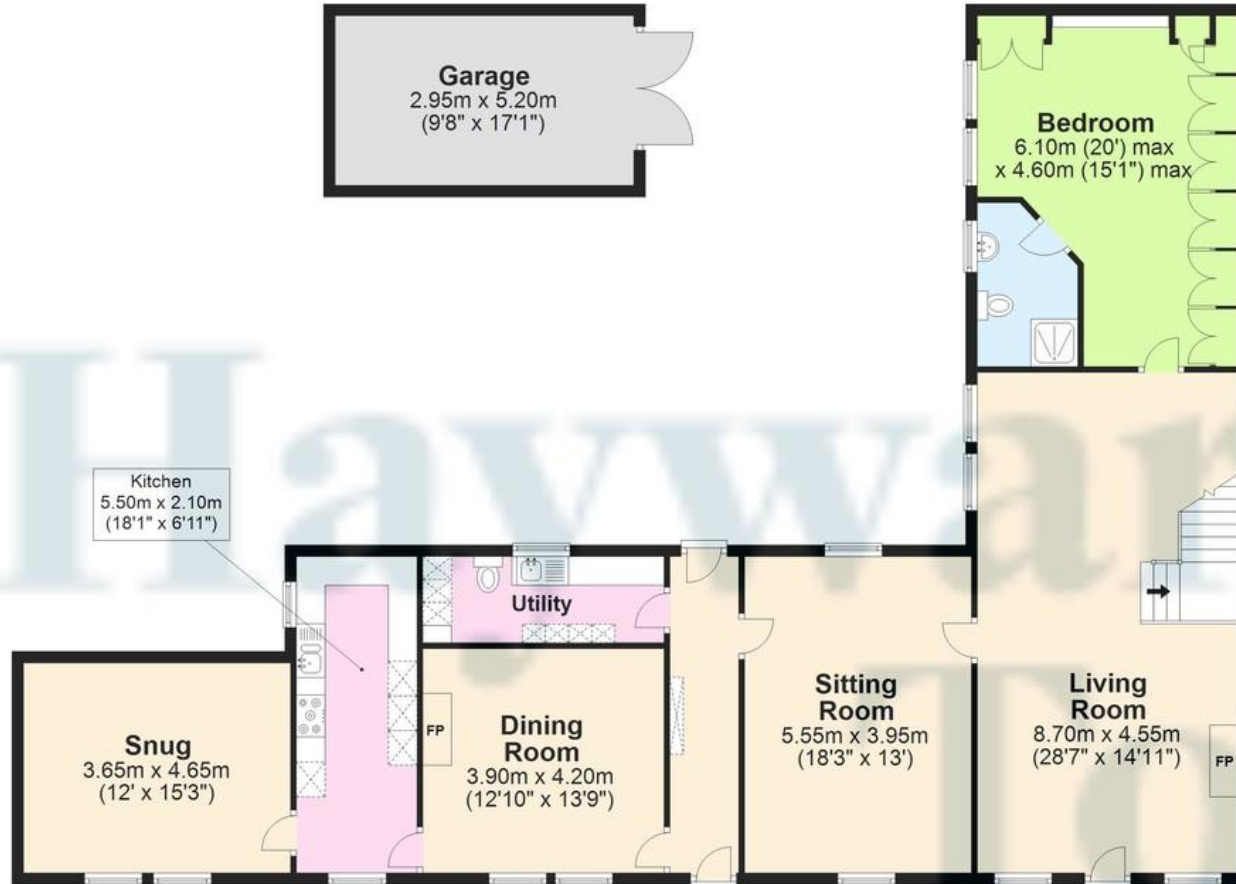


gardens and across the rooftops beyond. There is a double bedroom with en-suite shower on the ground floor, allowing for single level living if required and two further double bedrooms and a shower room on the first floor of the property. Externally the property sits within a large and private plot in an elevated position above central Brampton. There is a gated gravel driveway with parking for a large number of vehicles, a detached garage/store within the low maintenance courtyard section of the gardens and a generous lawn with patio area as well as a summerhouse with deck. A useful cellar store is externally accessed from the garden.



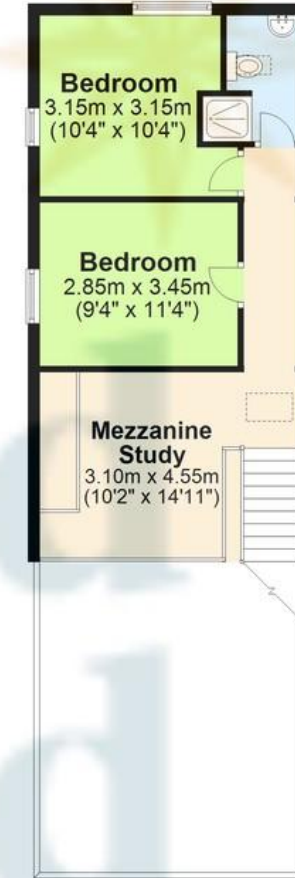
## Ground Floor

Approx. 165.9 sq. metres (1785.8 sq. feet)



## First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



Total area: approx. 208.1 sq. metres (2239.8 sq. feet)

## Contact

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## Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.