



Tyne View

Lambley, Brampton, CA8 7LQ

Guide Price £250,000



- Beautifully Presented Link-Detached Cottage
- Traditional Charm with Modern Comforts
- Spacious Living Room with Wood-Pellet Stove
- Established Gardens with, Patio, Outbuilding & Summerhouse
- Exceptional Main Home, Second Home or Holiday-Let Venture

- Elevated View over the Picturesque Valley & River
- Contemporary Dining Kitchen with Integrated Appliances
- Two Double Bedrooms, both with Valley Views
- Dedicated Parking Space
- EPC - E

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Tyne View Cottage is a beautifully presented two-bedroom home, perfectly positioned to capture breathtaking and elevated views across the picturesque valley. Blending traditional charm with modern comforts, this delightful property features a contemporary dining kitchen, complete with integrated appliances, a spacious yet cosy living room warmed by a charming biomass wood-pellet stove, and two generously sized double bedrooms. The elegant four-piece family bathroom adds a touch of luxury. Outside, the tiered front garden is designed to make the most of the stunning surroundings - an idyllic space to relax and take in the scenery. Additional highlights include a brick outbuilding, ideal for storing bicycles and garden furniture, a charming timber summerhouse and a dedicated parking space to the rear. This versatile property would make an exceptional main home, second home, or holiday let venture, offering a wonderful lifestyle in a truly scenic setting. Offered with no onward chain, this is a fantastic opportunity to secure a move-in-ready home. Contact Hunters today to arrange your viewing!

The accommodation, which has biomass wood-pellet central heating and double glazing throughout, briefly comprises a hallway, dining kitchen, living room, utility room and WC/cloakroom to the ground floor with a landing, two bedrooms and bathroom to the first floor. Externally there is a tiered garden and outbuilding to the front and a parking space to the rear. EPC - E and Council Tax Band - B.

Nicely located within an area highly regarded for its natural beauty and history, just off the A689 between Alston & Hallbankgate and around 7 miles South of Haltwhistle. Within Alston, you have an excellent range of local convenience stores, bakeries, independent shops and garage whilst Hallbankgate benefits a Village School and The Belted Will Inn. The market town of Brampton is approximately 15 miles West boasting an array of amenities including doctors surgery, shops, public houses and both primary and secondary schools. Local attractions including Talkin Tarn and Castle Carrock Reservoir are within a short drive, with the additional benefits of the North Pennines 'Area of Outstanding Natural Beauty' being on the doorstep and the Lake District National Park being within an hour. For those looking to commute, the A69 is accessible within ten-minutes drive, providing direct access to both the North East and back West toward Carlisle and the M6 motorway.

GROUND FLOOR:

HALLWAY

Entrance door from the front, internal doors to the dining kitchen and living room, tiled flooring and stairs to the first floor landing.

DINING KITCHEN

Fitted kitchen comprising a range of base, wall, drawer and tall units with matching worksurfaces and upstands above. Integrated eye-level electric oven with grill, electric hob, designer extractor unit, integrated fridge freezer, integrated dishwasher, inset one and a half bowl stainless steel sink with mixer tap, radiator, double glazed window to the front aspect and a double glazed window to the rear aspect.

LIVING ROOM

Double glazed window to the front aspect, radiator, biomass wood-pellet stove, internal door to the WC/cloakroom and an opening to the utility room.

WC/CLOAKROOM

WC, wash hand basin, extractor fan, obscured double glazed window and a small under-stairs store with double doors.

UTILITY ROOM

Fitted base and tall units with worksurfaces above. Space and plumbing for a washing machine, one bowl stainless steel sink, extractor fan, radiator, double glazed window to the front aspect and two obscured double glazed windows.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a double glazed window to the rear aspect.

BEDROOM ONE

Double glazed window to the front aspect, radiator and a decorative fireplace.

BEDROOM TWO

Double glazed window to the front aspect, radiator and a decorative fireplace.

BATHROOM

Four piece suite comprising a WC, pedestal wash hand basin, bath and double shower enclosure with mains shower. Tiled splashbacks, chrome towel radiator, radiator, extractor fan, loft-access point, built-in cupboard housing the water cylinder and a double glazed window to the front aspect.

EXTERNAL:

Front Garden & Outbuilding:

A paved front garden area with mature hedging and views over the valley. A gravelled pathway allows access down to the lower garden, which includes established borders and a timber summerhouse. Further access from the gravelled pathway into the outbuilding. There is an external cold water tap to the front elevation.

Parking:

One parking space to the rear of the property which benefits an external electricity socket.

OUTBUILDING

Power, lighting and a single glazed window.

WHAT3WORDS

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - yesterday.nerve.agency

PLEASE NOTE

The neighbouring property 'Woodbine Cottage' benefits a right of way over the front pathway, subject to conditions. Please contact the office for further information regarding this.

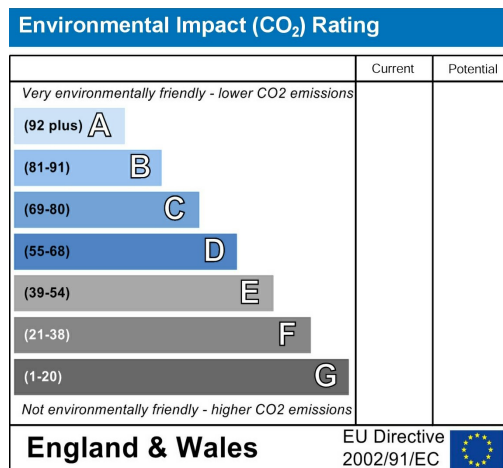
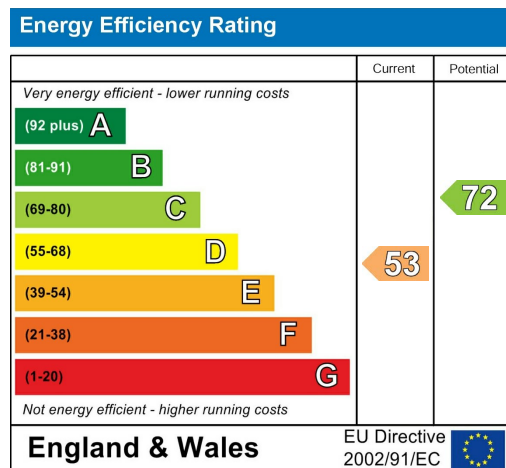
Floorplan







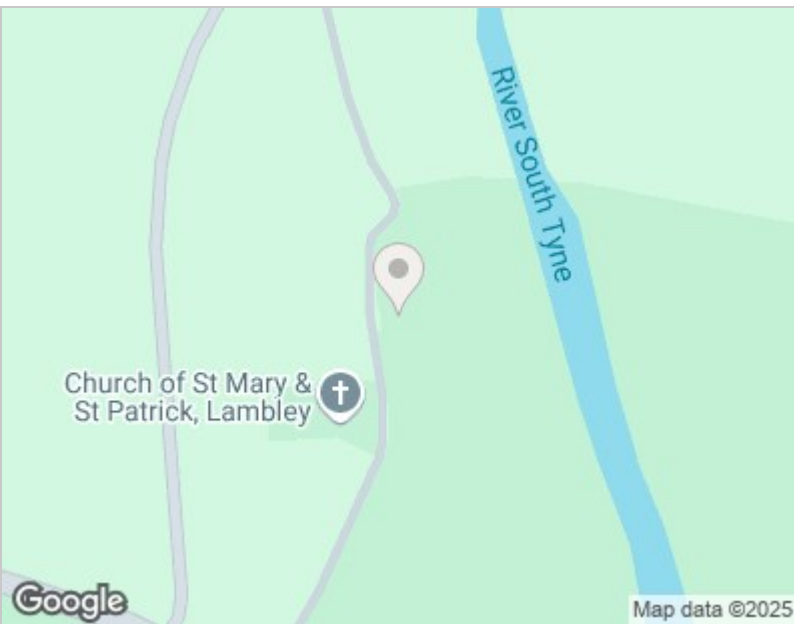
Energy Efficiency Graph



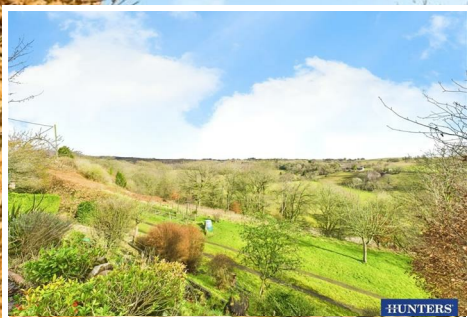
Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS
HERE TO GET *you* THERE



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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