

HUNTERS[®]

HERE TO GET *you* THERE



Coal Fell

Hallbankgate, Brampton, CA8 2PY

Guide Price £160,000



- Beautifully Presented Mid-Terrace Cottage
- Brimming with Charm & Character
- Dining Kitchen with Adjoining Utility Room
- Ground Floor Bathroom
- Single Garage to the Rear

- Located on the Foot of the North Pennines AONB
- Large Living Room with Multi-Fuel Stove
- Two Bedrooms
- Beautiful Rear Garden with Picturesque Outlook
- EPC - E

Tel: 01228 584249

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Hallbankgate, Brampton, CA8 2PY

Guide Price £160,000



Brimming with charm and character, this delightful two-bedroom cottage is presented in immaculate condition and ready for its new owners to move straight in. Nestled at the edge of the breathtaking North Pennines Area of Outstanding Natural Beauty, the home enjoys a peaceful rural setting while remaining conveniently close to local amenities. Inside, the accommodation has been thoughtfully updated and lovingly maintained, blending traditional appeal with modern comfort. The rear garden provides a generous and private outdoor retreat, perfect for relaxing or entertaining. Adding to the home's practicality is a rear garage, offering valuable storage or parking space. Early viewing is highly recommended to fully appreciate the unique character, serene location, and potential of this charming home.

The accommodation, which has LPG gas central heating and double glazing throughout, briefly comprises a living room, dining kitchen, utility room and bathroom to the ground floor with a landing and two bedrooms to the first floor. Externally there is a front forecourt garden, large rear garden and a garage. EPC - E and Council Tax Band - A.

Located only 2 miles East from the village of Hallbankgate, within an area highly regarded for its natural beauty and history. Within Hallbankgate you have amenities including the Hallbankgate Village School and The Belted Will Inn. The market town of Brampton is approximately 6 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:

LIVING ROOM

Entrance door from the front, internal door to the dining kitchen, multi-fuel stove inset within the chimney breast, feature exposed stone wall, radiator and stairs to the first floor landing.

DINING KITCHEN

Fitted base and wall units with worksurfaces above. Integrated electric oven, gas hob, extractor unit, one bowl stainless steel sink with mixer tap, wall-mounted LPG gas combi boiler, internal door to the utility room and a double glazed window to the rear aspect.

UTILITY ROOM

Space and plumbing for a washing machine, space for a fridge freezer, radiator, internal door to the bathroom, external door to the rear garden and a double glazed window to the rear aspect.

BATHROOM

Three piece suite comprising a WC, pedestal wash hand basin and bath with electric shower over. Part-tiled walls, extractor fan and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, and internal doors to two bedrooms.

BEDROOM ONE

Double glazed window to the front aspect, radiator, loft-access point and an open over-stairs store.

BEDROOM TWO

Double glazed window to the rear aspect, radiator and a built-in cupboard.

EXTERNAL:

GARAGE

Manual up and over garage door, pedestrian access door, window and lighting internally.

WHAT3WORDS

For the location of this property please visit the What3Words App and enter - clinic.slot.cupboards

AML DISCLOSURE

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

PLEASE NOTE

The property is serviced via a package treatment plant with rainwater soakaway. There is pedestrian and vehicular right of access to the garage and rear garden. Please contact the office for a copy of the title plan for clarification on boundaries.

Floorplan





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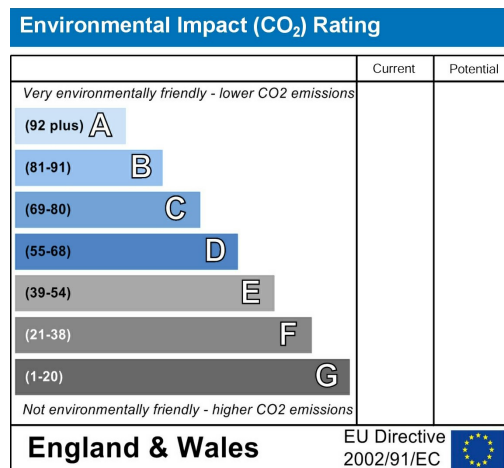
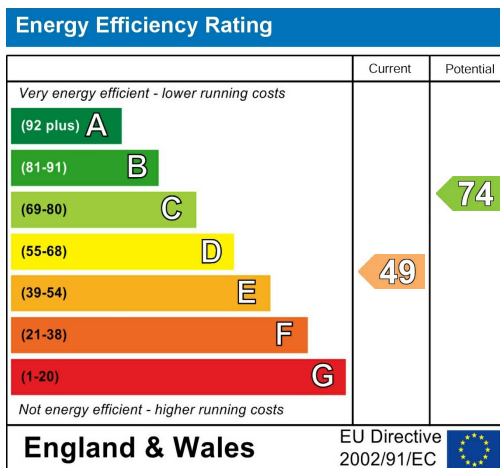


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Energy Efficiency Graph

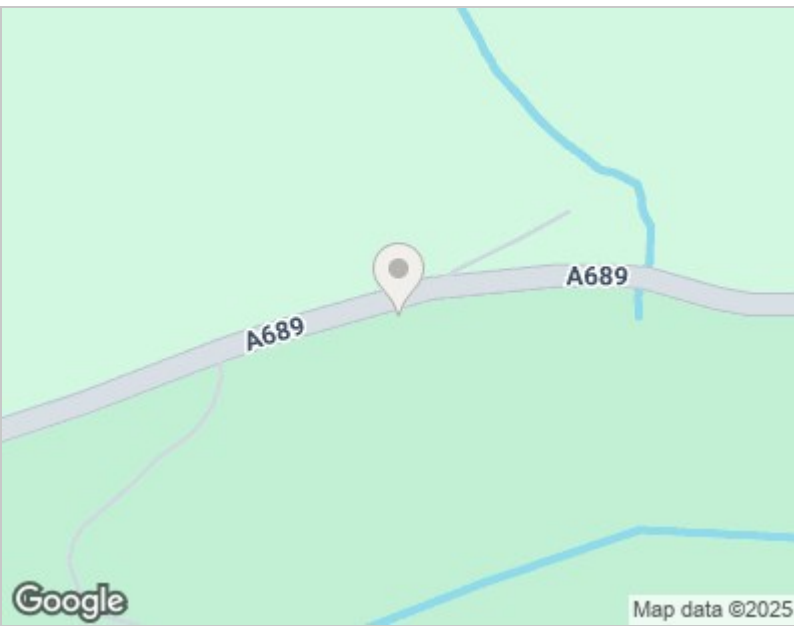


Viewing

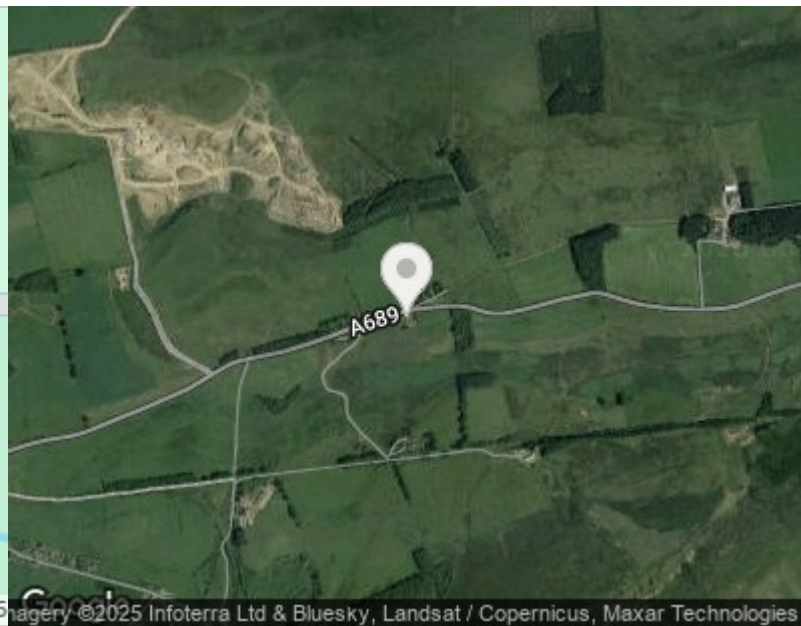
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01228 584249

Road Map



Hybrid Map





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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