



The Chapel, Eals

Slaggyford, Brampton, CA8 7PG

Guide Price £310,000



- Beautifully Presented Detached Former Chapel
- Refurbished to a High Specification
- Envious Country Kitchen with Dual-Aspect Windows
- Modern First Floor Shower Room
- Ideal for Main Home and Second Home use
- Nicely Situated within a Picturesque Hamlet Setting
- Open Plan Living/Dining Room with Wood Burning Stove
- Two Bedrooms both with Exposed Beams
- Generous Side & Rear Garden with Open Field & Woodland Outlook
- EPC - F

The Chapel, Eals

Slaggyford, Brampton, CA8 7PG

Guide Price £310,000



This beautifully presented former chapel has been converted and finished to an exceptional standard throughout and offers a perfect blend of characterful features, traditional values and modern day comforts. At the heart of the home is a wonderful open plan living and dining room, which boasts dual-aspect windows and a feature wood-burning stove, inset within a stone chimney breast. Furthermore, the kitchen is a true chefs dream and includes bespoke timber fitted units and a stylish Rangemaster range cooker. Heading upstairs, the quality of accommodation is second to none, the principal bedroom boasts bespoke timber fitted wardrobes and a vaulted ceiling with exposed beams, additionally, there is a second bedroom and modern shower room. A beautiful walled garden to the side and rear offers a tranquil space for outdoor living, well maintained and offering a variety of mature trees and borders completed with a large lawn and all enjoying a picturesque open field outlook. The property would be well suited to being a main home, second home or holiday investment, a viewing is imperative to appreciate the quality of accommodation, picturesque hamlet location and excellent opportunity available.

The accommodation, which has electric heating and double glazing throughout, briefly comprises an entrance hall, open plan living/dining room, kitchen and WC/cloakroom to the ground floor with a landing, two bedrooms and shower room to the first floor. Externally there is a generous garden to the side and rear with outbuilding. EPC - F and Council Tax Band - C.

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:

ENTRANCE HALL

Entrance door from the front and internal doors to the living/dining room and WC/cloakroom.

LIVING/DINING ROOM

Two double glazed windows to the front aspect, a large double glazed window to the rear aspect, feature wood-burning stove inset within a stone chimney breast with stone hearth, fitted cabinets with shelving over, two electric radiators, part-vaulted ceiling with exposed beams, internal door to the kitchen and stairs to the first floor landing.

KITCHEN

Fitted kitchen comprising a range of base and drawer units with matching worksurfaces and upstands above. Electric 'Rangemaster' range cooker, integrated fridge, space and plumbing for a washing machine, one bowl Belfast sink with mixer tap, electric radiator, under-stairs cupboard with lighting internally, tiled flooring, double glazed window to the rear aspect, double glazed window to the side aspect and an external door to the garden.

WC/CLOAKROOM

Two piece suite comprising a WC and wash hand basin. Electric chrome towel radiator, tiled flooring and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living/dining room with a small galleried landing, internal doors to two bedrooms and shower room, and a double glazed Velux window.

BEDROOM ONE

Two double glazed Velux windows, electric radiator, two fitted wardrobes, four fitted eaves cabinets and a vaulted ceiling with exposed beams.

BEDROOM TWO

Double glazed window to the side aspect, double

glazed Velux window, electric radiator and a vaulted ceiling with exposed beams.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash hand basin and a shower enclosure with electric shower. Loft access point, extractor fan, built-in cupboard with double doors and a double glazed window to the side aspect.

EXTERNAL:

Front:

Access through the front door into the property and an access gate to the side/rear garden. Whilst the front area is gravelled with paved pathway, and could be utilised as parking, we advise this area does not form part of the property title.

Side/Rear Garden:

A large lawned side/rear garden with mature borders and trees throughout. A small paved seating area directly behind the property which also benefits a timber log-store. Further to the rear garden is a brick outbuilding with an additional timber lean-to/store area.

WHAT3WORDS

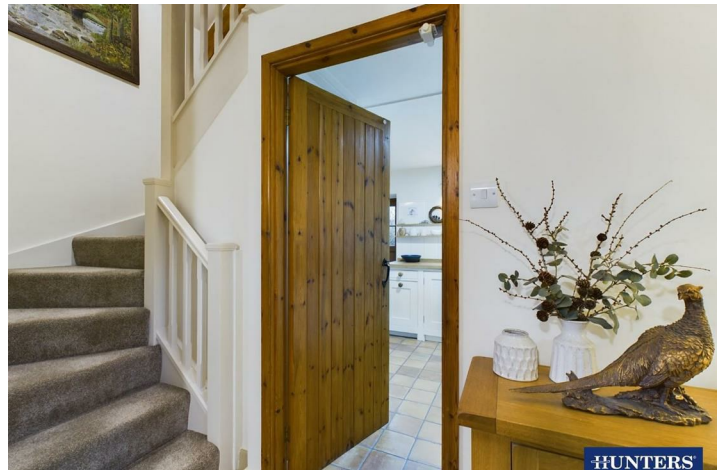
For the location of this property please visit the What3Words App and enter - division.lasted.duos

PLEASE NOTE

The property is serviced via a shared septic tank, which is located on neighbouring grounds not belonging to The Chapel.

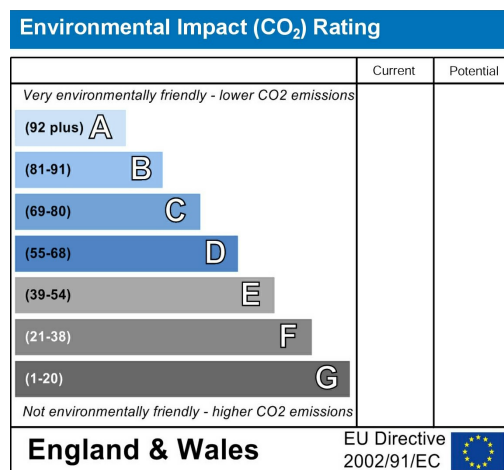
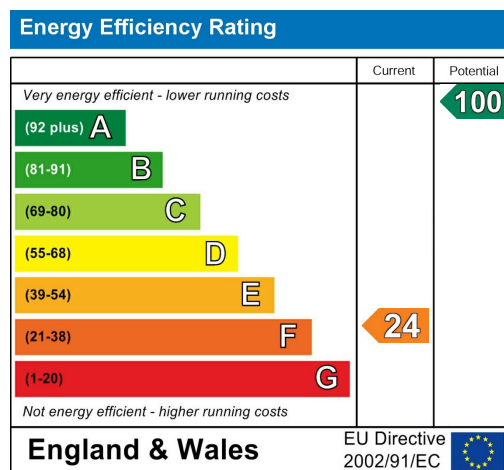
Floorplan







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

Tel: 01228 584249



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
<https://www.hunters.com>

