



Peel House, Hallbankgate, Brampton, CA8 2NJ

CLICK TO TAKE OUR VIRTUAL TOUR | IMMACULATE DETACHED HOUSE | ON A LARGER THAN AVERAGE PLOT WITH FANTASTIC VIEWS | IDYLIC RURAL LOCATION ONLY 15 MINUTES FROM THE M6 | SOLAR PANELS GENERATING A QUARTERLY INCOME | GARDENS, AMPLE PARKING AND GARAGE | FULLY DOUBLE GLAZED | THE VILLAGE OFFERS A RANGE OF AMENITIES

Offers In Region Of: £395,000

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HERE TO GET *you* THERE

**** CLICK THE LINK TO TAKE OUR 3D VIRTUAL TOUR ****

An immaculately presented detached house sat on a larger than average plot benefiting from fantastic views. The property would make a perfect family home with great potential. The accommodation briefly comprises; entrance porch, hallway, lounge with log burning stove, study, WC, kitchen, dining room and conservatory to the ground floor, with 4 double bedrooms, one having an en-suite shower room and a recently fitted family bathroom to the first floor. There is eaves storage as well as a boarded out loft with lighting and access ladder. Outside there are well maintained gardens with open aspect and ample onsite parking leading to a garage with double doors and internal door off the dining room. The property is fully double glazed with oil central heating and the addition of solar panels which generate a quarterly income.

Hallbankgate is an Idyllic rural location but only 15 minutes from the M6 and proximity to RSPB Geltsdale reserve and Area of Natural Beauty with excellent and varied walk opportunities.

The village benefits from a community shop and cafe, a popular pub with restaurant and an excellent village school as well as being convenient for the school bus to William Howard Secondary School.

LOCATION

DIRECTIONS

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

Stairs leading up to the first floor and under stairs storage cupboard.

LOUNGE

Inset log burner.

KITCHEN

Integrated oven and hob with extractor hood.

STUDY

WC

DINING ROOM

CONSERVATORY

With French doors leading out to the rear garden.

FIRST FLOOR

LANDING

Loft access to a boarded loft with lighting and ladder.

BEDROOM 1

Dual aspect and built in heated airing cupboard.

BEDROOM 2

ENSUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4

BATHROOM

OUTSIDE

A great size plot with gardens front and rear and ample on site parking leading to the garage. The rear garden has 3 wooden outbuildings and a greenhouse.

GARAGE

Access from the dining room with double doors leading out to the driveway. Sink and utility area to the rear of the garage.

SOLAR PANELS

The solar panels have 14 years remaining and generate a great annual income, Please contact the office for further details.

ROOM

ROOM

OPENING HOURS

Monday - Friday: 9am - 5:30pm

Saturday: 9am - 4pm

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.

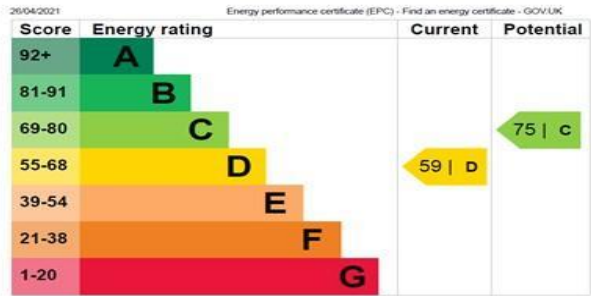
, Hallbankgate, Brampton, CA8 2NJ | £395,000



Approximate net internal area: 1538.64 ft² (1774.70 ft²) / 142.94 m² (164.87 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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