



Brampton

£425,000

Eldon Place, Front Street, Brampton, Carlisle, Cumbria, CA8 1NT

Beautifully presented 6 bedroom Georgian mid terrace house, is welcomed to the market in the popular town of Brampton. The property boasts three reception rooms, high ceilings throughout, original features and is presented over four floors.

Brampton is a small town located within the county of Cumbria, North of the Lake District National Park and approximately 10 miles from the city of Carlisle. Brampton offers numerous shops, supermarket, bars and restaurants with several reputable schools available. The area offers many outdoor activities including woodland walks at Talkin Tarn which is located a few miles away, equestrian and golf. Brampton train station is on the Newcastle and Carlisle line, allowing easy access to the East and West, with bus services running to surrounding areas.

Early viewings come highly recommended to appreciate the scope of this home.

Quick Overview

- 6 Bedroom mid terrace Georgian property
- 3 reception rooms & 2 bathrooms
- Sought after area
- Enclosed garden
- Original features
- Beautifully presented
- Home office
- Period property
- Driveway
- Broadband speed - Ultrafast 950 Mbps



6



2



3



TBC



Ultrafast
950 Mbps



Driveway

Property Reference: P0331



Kitchen



Dining Room



Living Room



Snug

Location

From Carlisle follow A7 and B6264 to A689. Head north to The Crescent/ A7 towards Warwick Road. Turn right onto Victoria Place, turning left onto Georgian Way/ A7. At Hardwicke Circus, take the 2nd exit onto Bridgewater Road/ A7 and continue to follow A7. Turn right onto Brampton Road/ B6264. Follow A689 to Carlisle Road in Brampton. At Linstock roundabout take the 2nd exit onto A689. At the roundabout, take the 2nd exit and stay on A689. Continue on Carlisle Road. Turn right onto Chandlers Lane and you will arrive at Front Street.

Property Overview

This 6 bedroom Georgian mid terrace house, is located in the heart of Brampton and is only 10 miles from Carlisle. The property boasts three reception rooms, high ceilings throughout, original features and is presented over four floors.

The property consists of entrance hall leading into the living room, dining room, snug and cellar. Partial carpeted stairs to upper levels. Fitted kitchen with integrated electric hob, oven and extractor, offering ample space for a free standing fridge/ freezer. Stainless steel sink with mixer taps. Part tiled with laminate flooring. Double glazed window to rear aspect. Leading from the kitchen is the dining room with feature fireplace, making it ideal for entertaining guests. Double glazed window to rear aspect. Wooden flooring. Spacious lounge with double glazed bay window to front aspect, electric fire and surround with wooden flooring. From the entrance hall is the snug. Generous in size boasting double glazed bay window to front aspect, fireplace feature with wooden flooring. Access to the cellar is from the entrance hall which offers additional storage.

The property includes a utility room / WC providing plumbing for a washing machine, tumble dryer and freezer. Wooden effect base units with brown coloured worktops. Sink with mixer taps. Vinyl flooring with double glazed window to rear aspect.

The first floors comprises of four bedrooms. Bedroom 1 is spacious in size with double glazed bay window to front aspect, fireplace feature, high ceilings and original features. Wooden flooring. Bedroom 2 is a double bedroom with double glazed window to front aspect, with fitted wardrobes. Carpet flooring. Bedroom 3, also a large double with double glazed window to rear aspect, fireplace feature, high ceilings, and original features. Wooden flooring. Bedroom 4 is a single bedroom that could easily be used as a playroom or study. Double glazed window to front aspect. Laminate flooring. Four piece family bathroom with free standing bath with hot and cold taps, corner shower, WC and basin with hot and cold taps. Storage cupboard. Part tiled with wooden flooring. Double glazed window to rear aspect.

The second floor offers a further two double bedrooms both with wooden beams, wooden flooring with double glazed window bringing in lots of natural light. Three piece shower room with walk in shower, WC and basin with mixer taps. Part tiled with vinyl flooring. Wooden beam and loft access.

We have been advised the property is in a conservation area.



Kitchen



Snug



Bedroom Three



Bedroom Five



Bedroom Six/Study



Bathroom

Accommodation with approx. Dimensions

Ground Floor

Entrance Hall

Kitchen 15' 8" x 6' 10" (4.78m x 2.08m)

Dining Room 12' 3" x 11' 10" (3.73m x 3.61m)

Living Room 15' 4" x 13' 10" (4.67m x 4.22m)

Snug 15' 3" x 12' 1" (4.65m x 3.68m)

Utility Room

Cellar 12' 5" x 7' 8" (3.78m x 2.34m)

First Floor

Bedroom One 15' 6" x 12' 5" (4.72m x 3.78m)

Bedroom Two 15' 6" x 10' 11" (4.72m x 3.33m)

Bedroom Three 12' 3" x 11' 11" (3.73m x 3.63m)

Bedroom Four 11' 8" x 6' 4" (3.56m x 1.93m)

Bathroom

Second Floor

Bedroom Five 17' 4" x 12' 5" (5.28m x 3.78m)

Bedroom Six / Study 17' 4" x 11' 2" (5.28m x 3.4m)

Shower Room

Outside

Low maintenance front garden. Rear garden has a high wall for privacy, patio with chipped stones. Driveway for ample parking that can be accessed via shared driveway.

We have been advised the neighbour has right of way to carry out any maintenance to the rear of his property.

Services

Mains drainage, mains gas, mains water and mains electricity

Tenure

Freehold

Council Tax

Band D.

Viewings

Strictly by appointment with Hackney and Leigh Penrith office

Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices



Bedroom One



Bedroom Two



Rear Garden



Parking

Request a Viewing Online or Call 01768 593593

Meet the Team

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Eldon Place, Front Street, Brampton, CA8 1NT

Approximate Area = 2525 sq ft / 234.5 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 2553 sq ft / 237.1 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating

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