

**WILKES
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Station House & Cottage, Gilsland, Brampton, CA8 7DW



- **Grade 2 Listed Station Master's House in Need of General Refurbishment and Renovation**
- **Village Location Between Carlisle and Hexham**
- **3 Reception Rooms, Dining Kitchen, Utility Room, Pantry + Cloakroom**
- **4 Double Bedrooms, Bathroom and Shower Room**
- **Generous Gardens, Parking for Many Vehicles and Several Outbuildings**
- **Tenure - Freehold. Council Tax Bands - E. EPC - Exempt**

Price £300,000

Between Carlisle and Hexham and on the border of Cumbria and Northumberland, Gilsland is a perfectly placed village for exploring the Northern Pennines, Hadrian's Wall, the Scottish Borders and the Eden Valley as well as being just over a mile from the A69 allowing travel to Carlisle and Newcastle. Station House is set in approximately half an acre.

The main house is generously proportioned, extending to over 2,300 sq ft (215 sq m), and offers accommodation comprising; Vestibule, Hallway, 3 Reception Rooms, Dining Kitchen, Utility Room, Pantry, Cloakroom, Landing, 4 Double Bedrooms, a Bathroom and a Shower Room. Station House is Grade 2 listed and in need of renovation and refurbishment.

Outside there is a driveway entrance to a large parking and turning area, several outbuildings, a workshop, a generous garden and across the front of the buildings is a section of the original station platform.

Location

From junction 42 of the M6 head east on the A69. After approximately ?? miles turn left to the village of Gilsland. Drive through the village, under the railway bridge and immediately turn left. The entrance to Station House straight on.

What3words: games.crunching.climber

Amenities

Brampton is a market town, approximately 9 miles from Gilsland has a railway station and all main facilities. Approximately 19 miles away is the city of Carlisle, with access to the main west coast and the Tyne Valley railway lines.

Hexham Railway Station is approximately 21 miles.

Services

Mains water, drainage, and electricity are connected to the property.

Tenure

The property is freehold and the council tax bands are E and B.

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through a broad part glazed door to the;

Vestibule

With a part glazed door to the;

Hall

Stairs, with a cupboard below, lead to the first floor. There is a single radiator and wood panel doors off.

Reception One 20' x 14'3 (6.10m x 4.34m)

Having multi pane windows to two sides, a double radiator and a cast iron horseshoe fireplace with stone surround and mantel.

**Reception Two 20'6 x 13'8 (6.25m x 4.17m)**

Having windows to two sides, a double radiator and a fireplace.

**Reception Three 12'9 x 12'1 (3.89m x 3.68m)**

Having two windows to the rear and a double radiator.

WC

Fitted with a toilet, wash basin and a single radiator. There is a window to the rear.

Breakfast Kitchen 16'5 x 12'1 (5.00m x 3.68m)

Fitted with wall and base units and a worksurface incorporating a stainless steel single drainer sink. There is space for an electric cooker with a cooker hood above, and space for an under surface fridge. Windows face to two sides and there is a cast iron multi fuel stove is set in a large inglenook with a tiled hearth. The stove supplements the hot water and there is a double radiator and a wood plank door to the;

Utility Room 9'1 x 7'5 (2.77m x 2.26m)

Having a stainless steel sink set in a base units with plumbing for a washing machine, single radiator and tiled floor. A window faces to the side and a door leads out to the rear. A wood plank door leads to the;

Walk in Pantry

With a window to the side and shelving, There is an MCB consumer unit and the electric meter.

First Floor - Landing

A multi pane window faces to the front and wood panel doors lead off.

Bedroom One 18'6 x 14'11 (5.64m x 4.55m)

Having double multi pane windows to the front, a double radiator and a horseshoe fireplace in a stone surround and a wood mantel. There is a large built in wardrobe with hanging and shelf storage.

**Bedroom Two 18'6 x 13'10 (5.64m x 4.22m)**

Having double multi pane windows to the front, two sash windows to the side and a double radiator. There is a built in wardrobe with hanging storage and housing the hot water tank.

**Bedroom Three 12'1 x 10'11 (3.68m x 3.33m)**

Having a sash window to the side,, a double radiator and a cast iron fireplace. There are built in shelves to one wall.



Bedroom Four 12'3 x 12' (3.73m x 3.66m)

Having double glazed windows to two sides and a double radiator.



Shower Room

Unfinished but fitted with a toilet, wash basin and a shower enclosure . The walls are part tiled and there is a double radiator and a window to the rear.

Bathroom

Fitted with a toilet, wash basin and a steel enamelled bath with tiles around. A double glazed window faces to the rear. There is a double radiator and a wall mounted fan heater.

Station Cottage - Entrance

Converted from the former waiting room, the entrance is through a part glazed door on the gable end to the;



Hall

Having a single radiator.

Living Room 13'10 x 16'6 (4.22m x 5.03m)

Having a feature fireplace, 2 double radiators and windows to the front and side. Doors opens to the front porch and the rear lobby.



Kitchen 9'10 x 15'8 (3.00m x 4.78m)

Fitted to one end with wall and base units having a stainless steel single drainer sink with mixer taps. There is an electric cooker, space for a washing machine and there is a double radiator and 2 windows facing to the front.



Bedroom 1 7'8 x 11' (2.34m x 3.35m)

Having a double radiator and a window to the rear.



Bedroom 2 7'9 x 10'8 (2.36m x 3.25m)

There is a double radiator and a window to the rear.

**Bathroom 7'9 x 5'5 (2.36m x 1.65m)**

Fitted with a toilet, a wash basin and a bath with an electric shower over and tiles around. A built in airing cupboard houses the hot water tank and there is a double radiator, an extractor fan and a window to the rear.

**First Floor**

The stairs rise into the;

Attic Bedroom 15'10 max x 16'1 (4.83m max x 4.90m)

There is a double glazed Velux window and access to the eaves storage both front and rear.

**Outside**

The property is approached along a tarmac drive, over which the neighbouring properties have a right of access, to a private parking area where there is a garage.

Along the front of the house is the original, stone flagged platform with the Tyne Valley Railway line beyond.

The plot extends to approximately 0.77 acres mainly to grass with mature trees, shrubs and a stone built outhouse.

To the rear of Station house is a small paved yard with a stone wall around.

In the garden there is a workshop and a garage

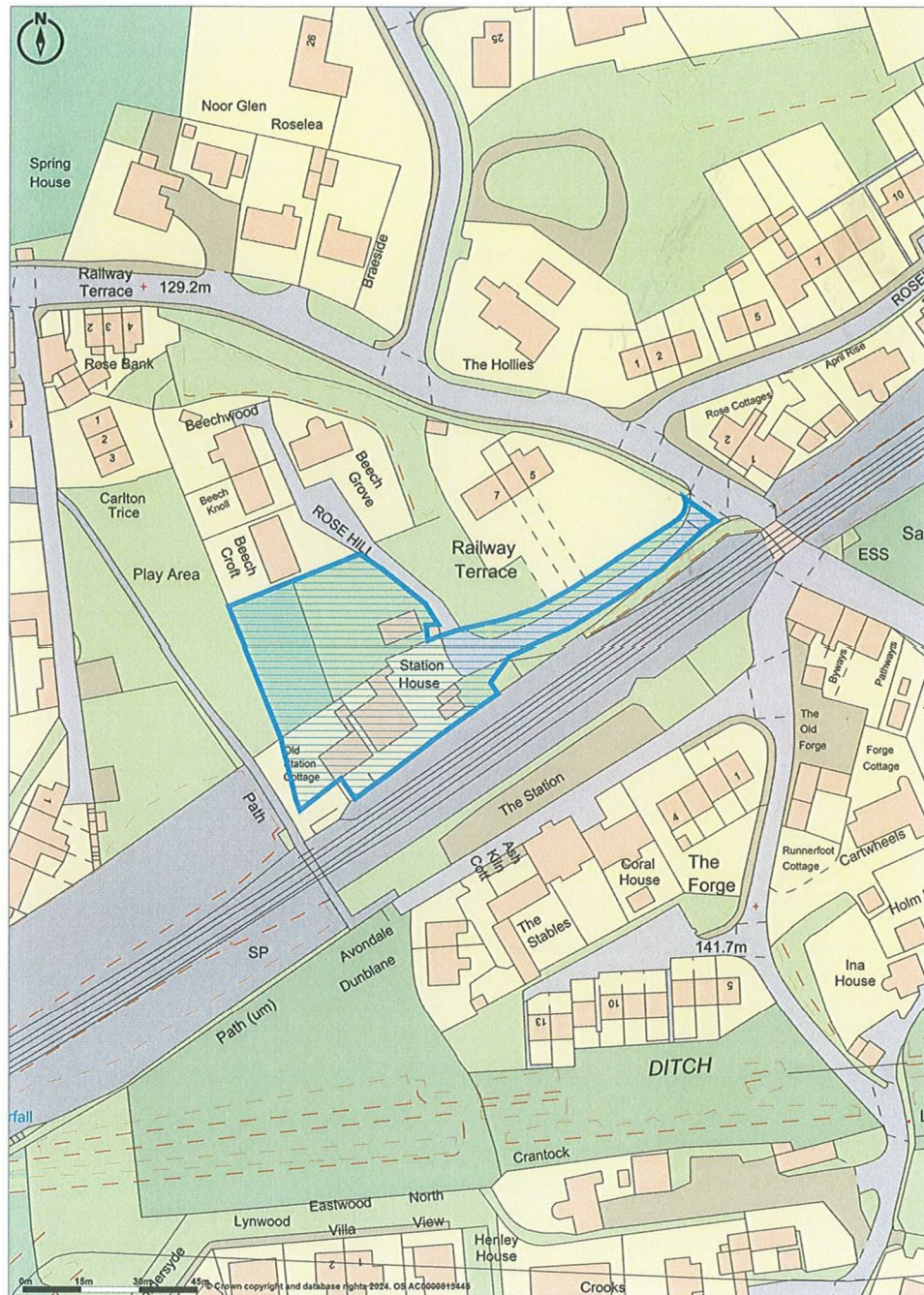


Workshop 30' x 15'8 (9.14m x 4.78m)

Garage 17'9 x 9'2 (5.41m x 2.79m)

This map is for identification purposes only and does not form part of the contract of sale.

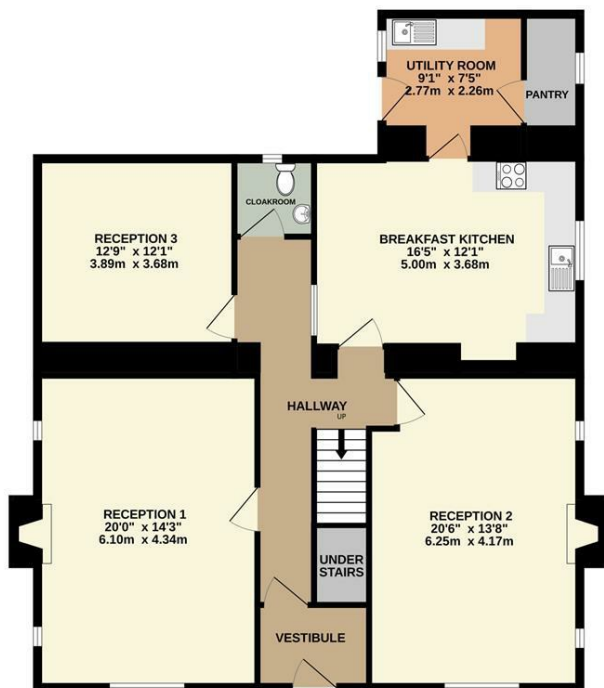
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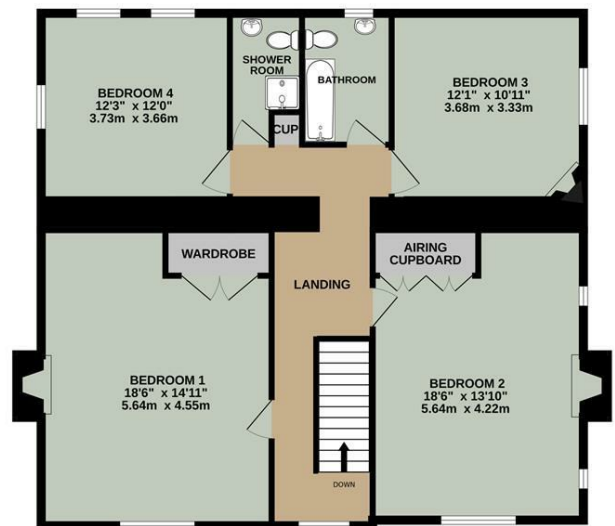
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LANDMARK INFORMATION

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Plotted Scale - 1:1750. Paper Size - A4

GROUND FLOOR
1254 sq.ft. (116.5 sq.m.) approx.

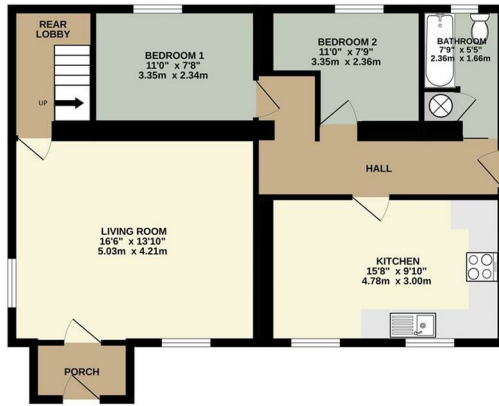


1ST FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA : 2346 sq.ft. (218.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.

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Email - welcome@wilkesgreenhill.co.uk
Visit our Website - www.wilkesgreenhill.co.uk

9 + 10 Angel Lane
Penrith
Cumbria
CA11 7BP

T: 01768 867999
F: 01768 895033
info@wilkesgreenhill.co.uk
www.wilkesgreenhill.co.uk

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