



Oaktree Cottage, Milton, Brampton, CA8 1HS

Guide Price £250,000

PFK

Oaktree Cottage

The property:

Oaktree Cottage certainly poses an exciting project opportunity, currently standing in a large 0.38 acre plot as a detached two bedroom cottage plus outbuildings, all in need of full renovation, what would you do here? **Please note we are inviting cash buyers only to view this property.**

Served by mains water electricity and drainage, this property could have great potential STP to extend and enhance or even go all out and raze it to the ground and start all over again....

In a peaceful village just outside Brampton with easy access to the local train station and the A69, is this the perfect location and project that you have been waiting for to create your forever home?

- **Exciting project property - CASH BUYERS ONLY**
- **Large plot of apx. 0.38 acres/1553m2**
- **Detached house with outbuildings**
- **No ongoing chain**
- **Council Tax - Band C**
- **Tenure - Freehold**
- **EPC rating G**





Milton, Brampton

The location:

The village of Milton is just a stones throw from the North Pennines Area of Outstanding Natural Beauty and the RSPB Geltsdale Nature Reserve. The thriving market town of Brampton and it's convenient railway station, are both within a short drive of around 5 minutes, as is the beautiful Talkin Tarn Country Park. You could seek the embrace of the ever welcoming Blacksmiths Arm in Talkin village, or if you desire a little added elegance then the luxurious Farlam Hall Country House and Michelin star Restaurant is just a mile away. It is also only around a 13 mile drive west into Carlisle city centre, an hours drive to the east will get you into Newcastle or its airport, a similar drive time can see you immersed in the stunning scenery of the Lake District National Park.

Directions

Oaktree Cottage can be located using the postcode CA8 1HS and identified by a PFK For Sale board. Alternatively by using What3Words: [///requireing.colonies.putty](https://www.what3words.com/#!/en/requireing.colonies.putty)

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: G



ACCOMMODATION

Entrance

Hardwood front door into entrance hall, stairs to first floor, doors to reception 1 and reception 2

Reception Room 1

16' 10" x 13' 5" (5.14m x 4.09m)

Night storage heater, open fireplace with tiled surround, double glazed, sliding sash timber window to the side aspect, single glazed sliding sash timber window to the front aspect

Reception Room 2

17' 2" x 10' 10" (5.22m x 3.30m)

Double glazed timber, sliding sash window to the side aspect and single glazed sliding sash timber window to the front aspect, open fire in tiled surround, night storage heater, door to inner hallway.

Inner Hallway

Understairs storage cupboard and walk-through to kitchen.

Kitchen

13' 3" x 7' 1" (4.05m x 2.16m)

Double glazed window the side aspect, modern wall and base units, 1.5 bowl stainless steel sink and drainer unit, laminated worktop, tiled splashbacks, night storage heater, hardwood back door, walk-way to door leading into the walk-in pantry and sliding door leading into the wet room.

Wet Room

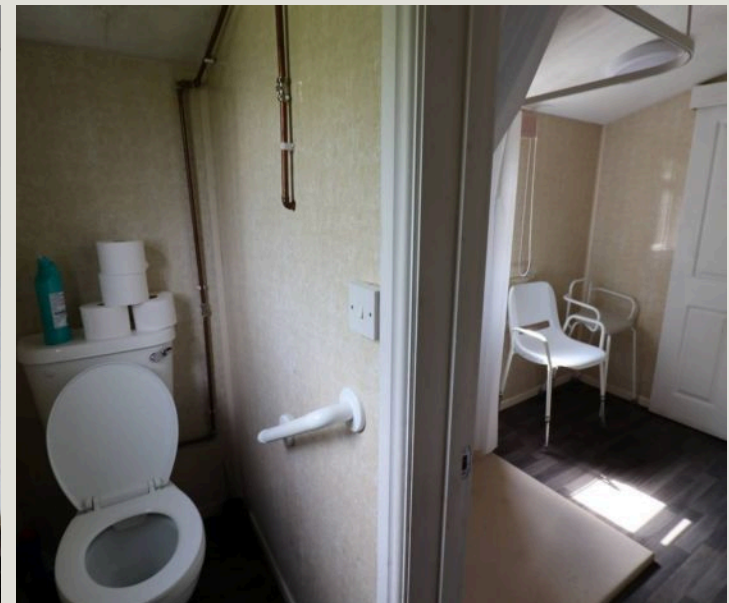
8' 4" x 7' 1" (2.55m x 2.17m)

Single glazed window to the rear, electric shower, door to the W.C.

W.C

7' 1" x 2' 7" (2.15m x 0.79m)

With single glazed window to the side aspect and W.C.





FIRST FLOOR

Landing

Single glazed window to the rear aspect, doors off to:

Bedroom 1

13' 7" x 11' 0" (4.13m x 3.35m)

Sliding sash, single glazed timber window to the front aspect, built-in storage cupboard, tiled fireplace.

Bathroom

7' 10" x 4' 9" (2.39m x 1.45m)

Single glazed timber window to the rear, W.C., wash-hand basin, bath with electric shower over, storage cupboard housing the water tank.

Bedroom 2

17' 3" x 13' 6" (5.25m x 4.11m)

Electric night storage heater, window to front

EXTERNALLY

Garden

Large, wrap-around gardens, the plot extends to just over a third of an acre.

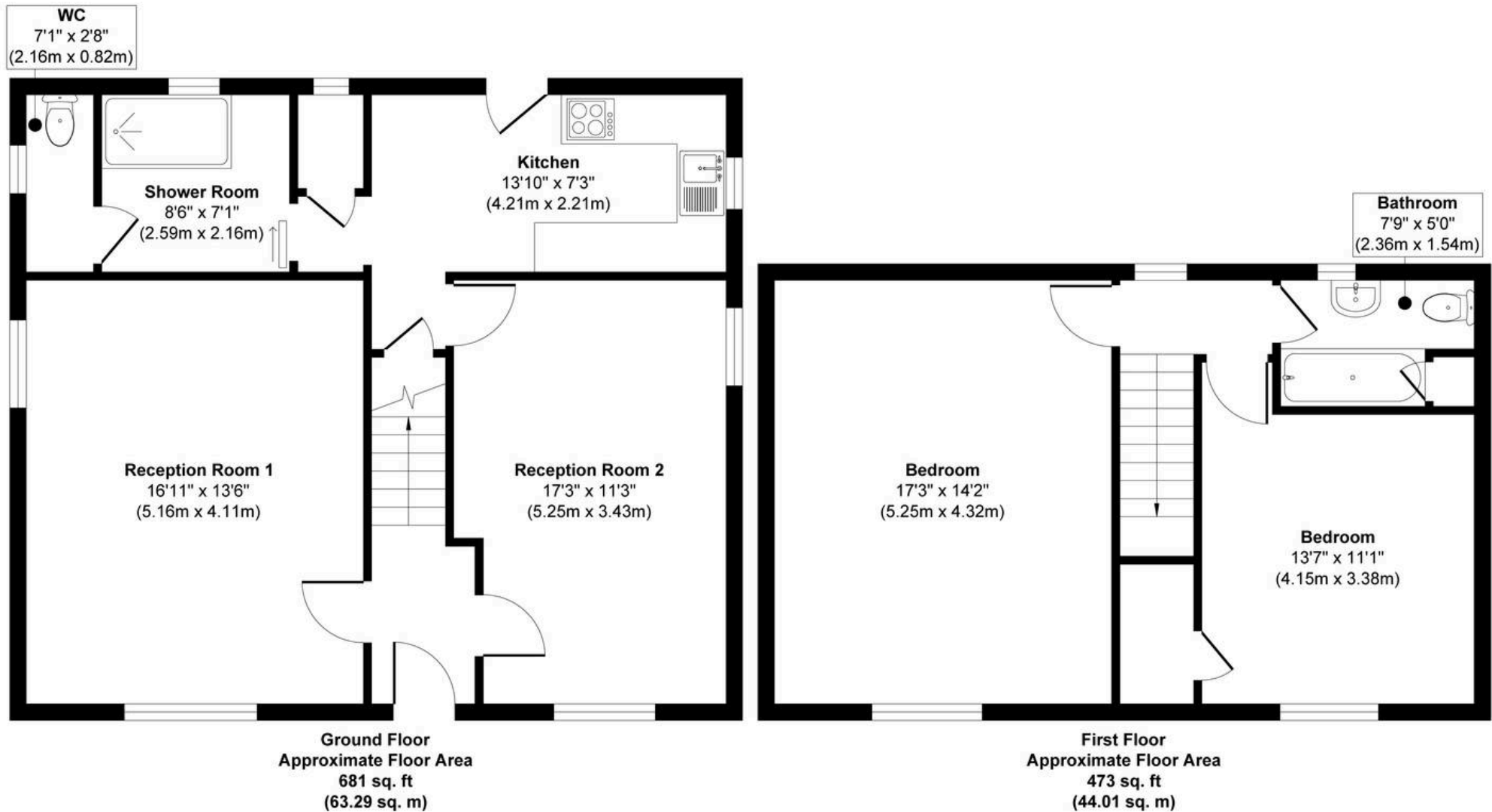
DRIVEWAY

4 Parking Spaces

Gated driveway access with off-street parking for multiple vehicles, detached garage.



Oaktree



Approx. Gross Internal Floor Area 1154 sq. ft / 107.30 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

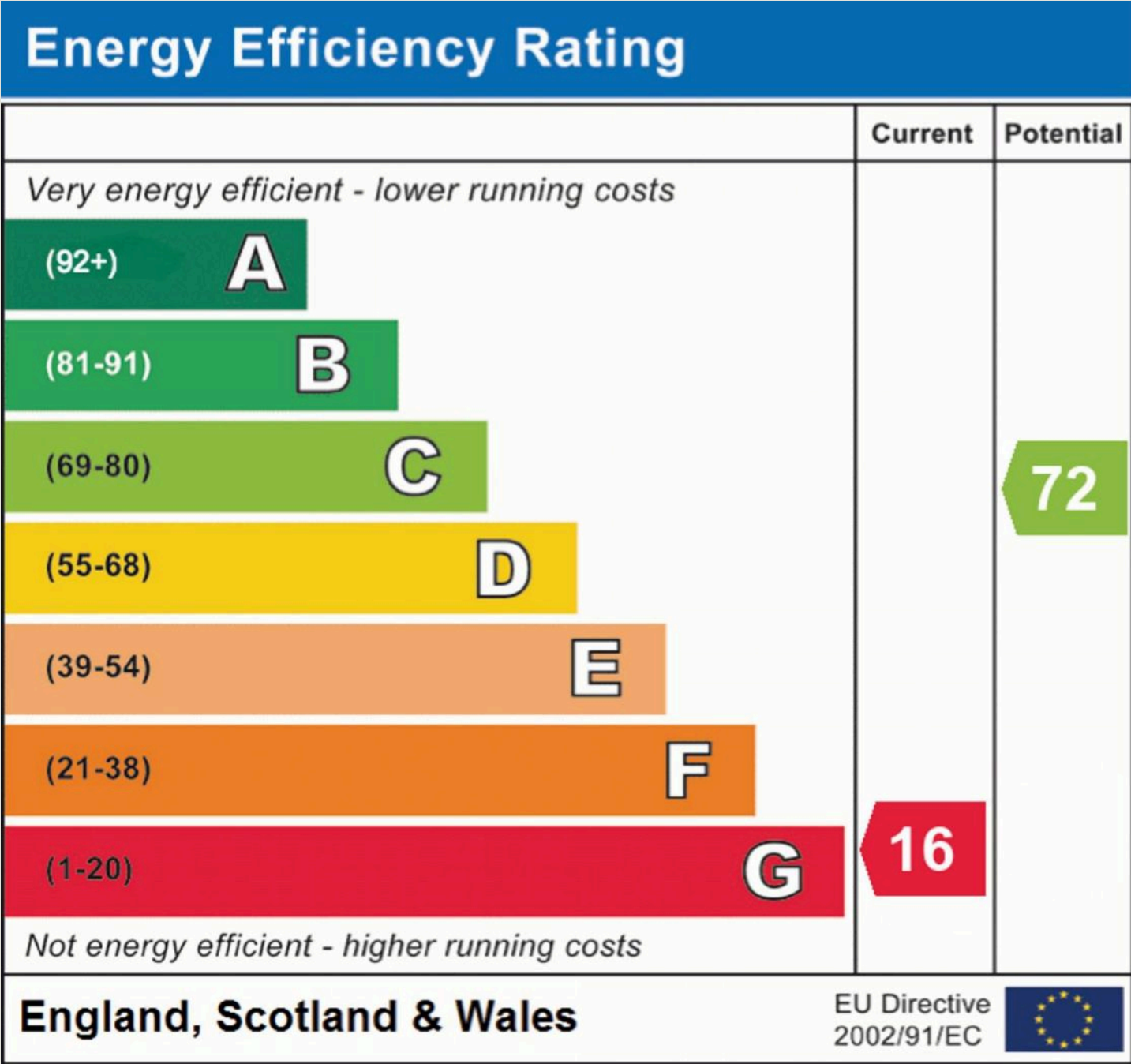
ADDITIONAL INFORMATION

Services

Mains electricity, water & drainage; electric heating; part double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referrals and Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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