



Breconside Cottage, Hallbankgate, CA8 2NE

Guide Price £600,000

PFK

Breconside Cottage

The property:

Escape to the country, come and have a look at this absolutely stunning property, offering a wonderful opportunity in a private yet accessible location, with the perfect set up for your smallholding / equestrian needs, spanning 11 acres is this the perfect escape for you from the hustle and bustle of city life.

This detached family home offers four bedrooms, plus an attached one bed annexe, all beautifully presented, but do prepare to be wowed by the showstopping open plan kitchen / dining / family room, complete with a vaulted ceiling and French doors out to the garden. This area is bound to be the heart of the home, once you decide to come indoors after a long wholesome day living the good life, rambling around the 11 acres and the range of outbuildings that cater to a variety of needs. These include a huge garage / workshop for storage and DIY projects, stables and a tack room for equestrian enthusiasts, kennels for furry companions, sheds for gardening equipment, and field shelters for livestock.

And should you fancy a party, you will find a fabulous garden room that has been made into a bar / games room, providing the ultimate space for entertainment and relaxation.

In conclusion, this property represents a rare opportunity to own a versatile slice of tranquility in a peaceful and private setting. With its impressive living spaces, additional accommodation options, and array of outbuildings, this property is sure to appeal to those seeking a unique lifestyle opportunity. Schedule a viewing today and experience the magic of this remarkable property firsthand.





Breconside Cottage

The location:

The rural and picturesque location of this property is found 1.6 miles north west of the village of Hallbankgate, close to the hamlet of Kirkhouse and the village of Milton and with Miltonrigg Wood separating the mile between the property and direct access onto the A69. Just a stones throw from the North Pennines Area of Outstanding Natural Beauty and the RSPB Geltsdale Nature Reserve. Only 3 miles from the thriving market town of Brampton and it's convenient railway station, and two miles to the west you can walk around the beautiful Talkin Tarn, Lanercost Priory, now a beautiful and historic local attraction set by Hadrian's Wall in less than a 10 minute drive to the north. 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 it's airport, a similar drive time can see you immersed in the stunning scenery of the Lake District National Park.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C - Cottage / C - Annexe

Directions

Breconside Cottage can be located with the postcode CA8 2NE, however we would highly recommend you using What3Words to get to the property: This is the location for the track that will lead you down to the property: [///tens.transcribes.cactus](https://www.what3words.com/?w3wc=1&w3w=///tens.transcribes.cactus) This is the location for the property parking: [///departure.shaky.regulator](https://www.what3words.com/?w3wc=1&w3w=///departure.shaky.regulator)



ACCOMMODATION

Entrance Porch / Boot Room

9' 7" x 5' 5" (2.93m x 1.65m)

Lounge

15' 10" x 13' 2" (4.82m x 4.01m)

Kitchen / Dining / Family Room

28' 3" x 15' 5" (8.62m x 4.69m)

Utility Room

16' 0" x 5' 6" (4.88m x 1.68m)

WC

5' 10" x 2' 5" (1.79m x 0.73m)

FIRST FLOOR

Landing

Bedroom 1

13' 0" x 10' 7" (3.96m x 3.22m)

En-Suite

7' 7" x 4' 7" (2.31m x 1.40m)

Walk in Wardrobe

4' 9" x 4' 6" (1.45m x 1.37m)

Bedroom 2

10' 3" x 7' 7" (3.13m x 2.30m)

Bedroom 3

12' 8" x 10' 3" (3.86m x 3.12m)

Bedroom 4

13' 9" x 9' 2" (4.18m x 2.79m)

Bathroom

10' 1" x 5' 9" (3.08m x 1.76m)





ANNEXE

Entrance Hallway

15' 4" x 3' 5" (4.67m x 1.03m)

Kitchen

15' 2" x 7' 4" (4.62m x 2.23m)

Lounge

13' 8" x 11' 11" (4.17m x 3.62m)

Bedroom

10' 8" x 9' 7" (3.24m x 2.92m)

Wet Room

9' 7" x 4' 6" (2.92m x 1.37m)

Garden

The property sits in just over 11 acres - the red outline is for illustration purposes only and not to Land registry scale. There is a static caravan with power, which is also plumbed into the septic tank, a huge garage workshop with power, kennels with power, 2 stables and a tack room, 2 field shelters, log shed, additional lean to behind garage and storage shed adjacent to the garden room.



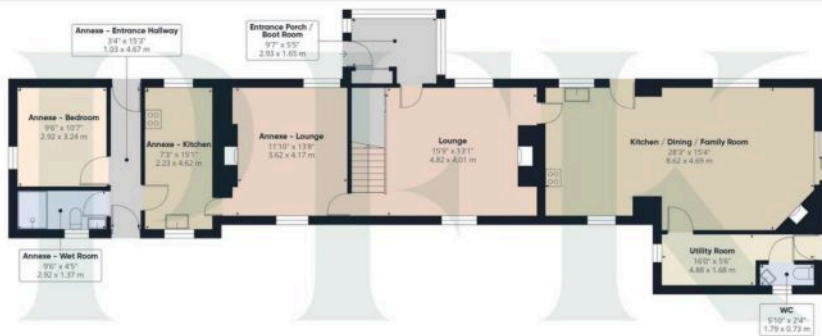
GARAGE

6 Parking Spaces

DRIVEWAY

10 Parking Spaces





Floor 0 Building 1

PFK

Approximate total area¹⁾
2008 ft²
186.5 m²

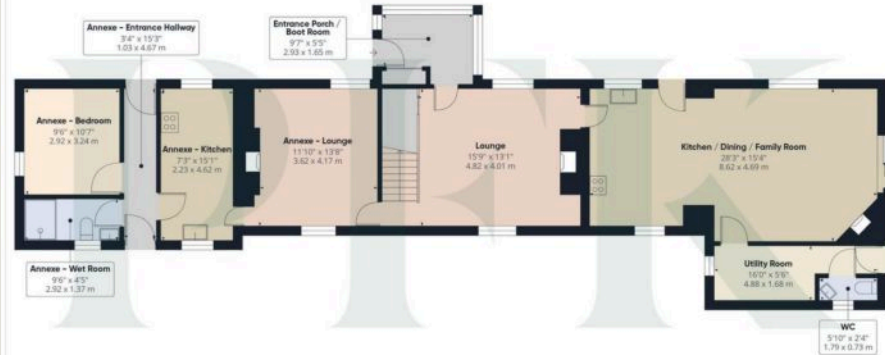


Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFTY 360



Floor 0 Building 1

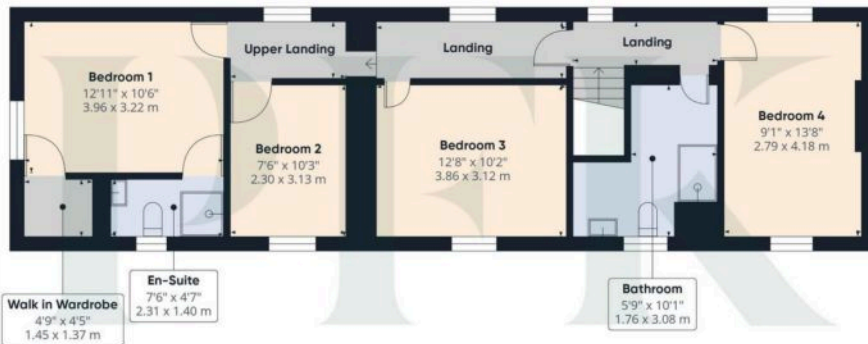
PFK

Approximate total area¹⁾
1304 ft²
121.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFTY 360



Floor 1 Building 1

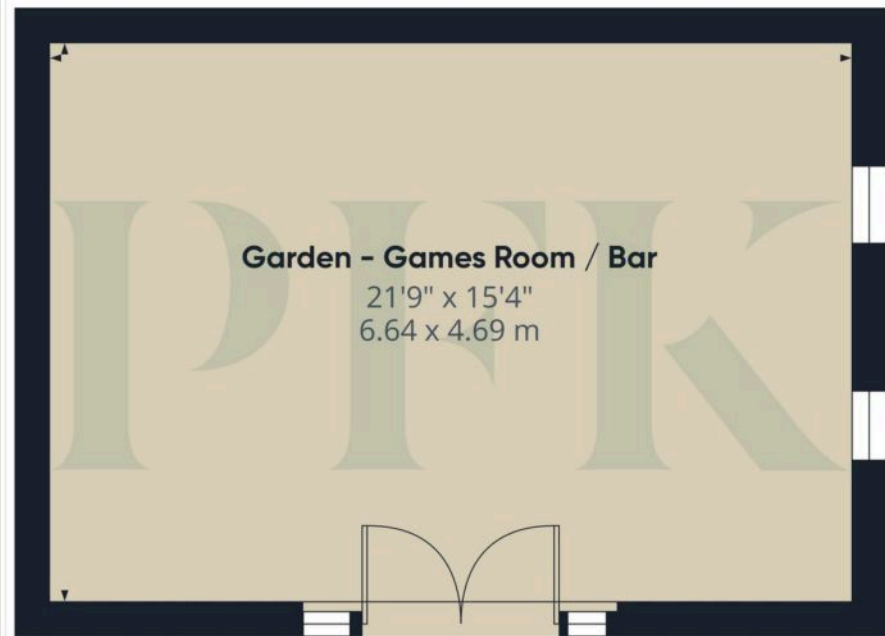
PFK

Approximate total area¹⁾
704 ft²
65.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

DRAFTY 360



Floor 0 Building 2

PFK

Approximate total area¹⁾
337 ft²
31.3 m²

(1) Excluding balconies and terraces

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ADDITIONAL INFORMATION

Services

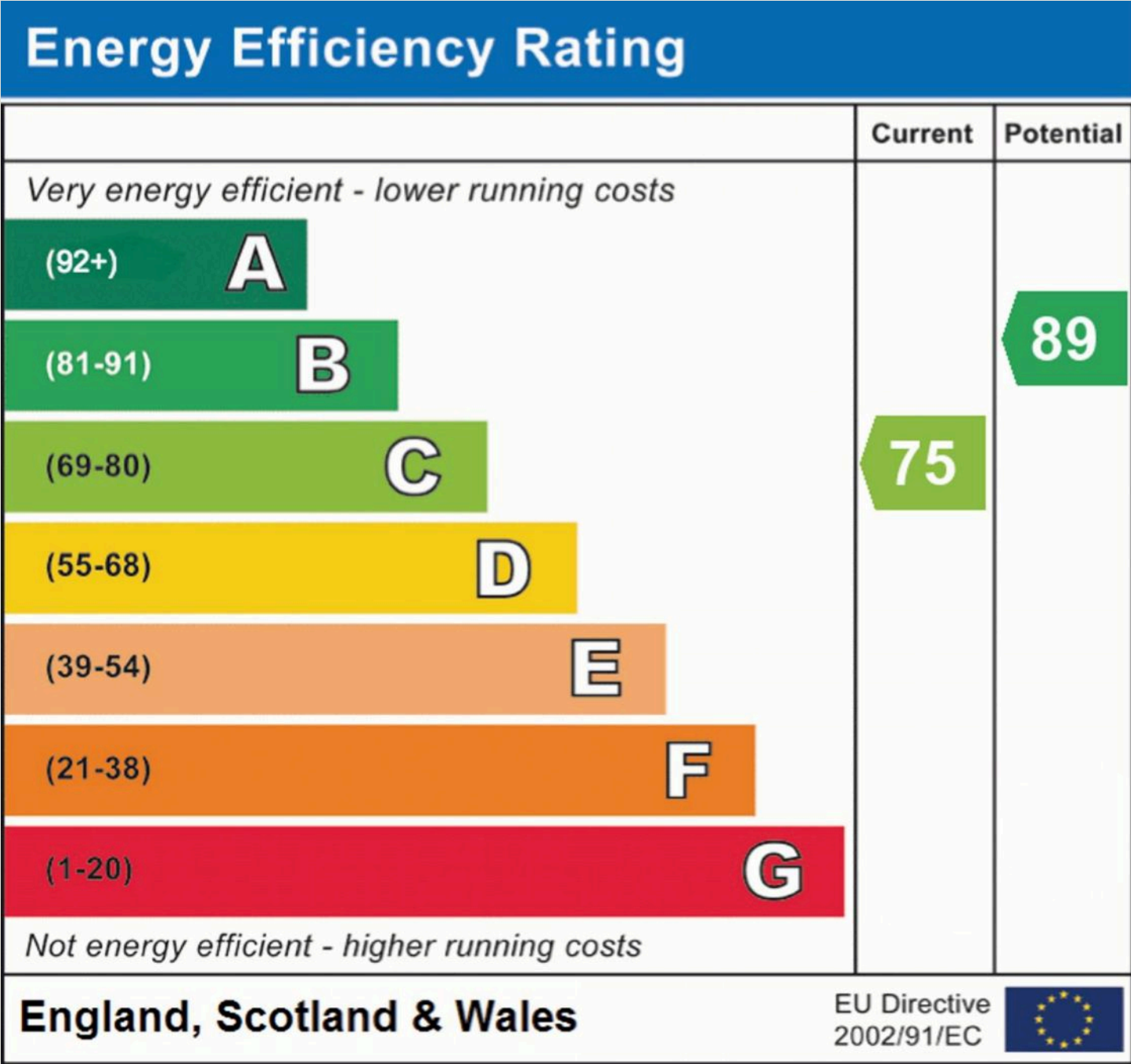
Mains electricity, solar panels, private water supply from Milton to this and four neighbouring properties, septic tank drainage, oil central heating; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Septic Tank

We have been informed that the property has a septic tank, which has been replaced this year, we would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

Referral & 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 : Napthens 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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