

HUNTERS®

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Park Terrace

Hallbankgate, CA8 2PL

Guide Price £240,000



- Beautifully Appointed Mid-Terrace Cottage
- Moments from the North Pennines AONB
- Cosy Living Room with Wood-Burning Stove & Patio Doors
- Modern Shower Room (Ground Floor)
- Shared Residents Parking, Garage & Coal/Log Store
- Quirky, Characterful & Deceptively Spacious
- Stylish Dining Kitchen & Versatile Inner Hall/Study Area
- Three Bedrooms with a WC off the Main Bedroom
- Generous Rear Garden with Lawn & Superb Outlook
- EPC - C

Tel: 01228 584249

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Enjoying a breathtaking elevated position within the North Pennines Area of Outstanding Natural Beauty, this characterful and deceptively spacious mid-terraced former miner's cottage is beautifully appointed throughout, boasting panoramic views over the Solway and Scottish Hills to the front and over open fields and the Geltsdale Nature Reserve to the rear. Perfectly situated in a lovely village setting just a short drive from the A69 and Brampton, the property offers a stylish dining kitchen, cosy living room with wood-burning stove, and a versatile adjoining hall/study area with fitted storage. There are three bedrooms, a modern bathroom, and a convenient WC off the main bedroom, complemented by double glazing and central heating. Externally, the property enjoys both front and rear gardens, the rear being particularly generous, backing onto open countryside and including a timber shed, chicken coop, and useful store. Additionally, the property benefits a single garage and coal/log store, along with shared residents parking to the front of the property. A truly special home and lifestyle opportunity that must be viewed to be fully appreciated, contact Hunters today to arrange your visit.

Utilities, Services & Ratings:

LPG Gas Central Heating and Double Glazing Throughout.

EPC - C and Council Tax Band - B.

Hallbankgate is a picturesque village, highly regarded for its natural beauty, welcoming community, and rich local history. The village offers a range of everyday amenities, including the Hallbankgate Village School, the Belted Will Inn, and the Hallbankgate Hub, a community-run shop and café at the heart of village life, as well as easy access to scenic countryside walks and outdoor pursuits. Just down the road lies the renowned Farlam Hall, a luxury country house hotel and restaurant, perfect for fine dining or special occasions. The nearby market town of Brampton provides additional amenities such as shops, public houses, a doctor's surgery, and both primary and secondary schools. Local attractions including Talkin Tarn Country Park and Castle Carrock Reservoir are only a short drive away, with the North Pennines Area of Outstanding Natural Beauty on the doorstep and the Lake District National Park within an hour's reach. Excellent transport links are also close by, with the A69 offering convenient connections to Carlisle, the M6 motorway, and the North East.

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GROUND FLOOR:

ENTRANCE HALL

Entrance door from the front, internal doors to the shower room and dining kitchen, tiled flooring, wall-mounted gas boiler, and a double glazed window to the front aspect.

SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and a shower enclosure benefitting an electric power shower with rainfall shower head and wand. Part-tiled walls, dual-heat chrome towel radiator, recessed spotlights, extractor fan, built-in cupboard, and an obscured double glazed window.

DINING KITCHEN

Kitchen Area:

Fitted kitchen comprising a range of base, wall, drawer and tall units with worksurfaces and tiled splashbacks above. Integrated eye-level electric 'slide and hide' oven, induction hob, extractor fan, integrated micro-oven, integrated dishwasher, washing machine, American-style fridge freezer, tiled flooring, recessed spotlights, skylight window, and a double glazed window to the front aspect.

Dining Area:

Tiled flooring, radiator and an internal door to the inner hall/study area.

INNER HALL/STUDY AREA

Versatile area including a range of fitted base and wall units.

LIVING ROOM

Double glazed patio doors to the rear garden, two radiators, open stairs to the first floor landing, and a feature fireplace with inset wood-burning stove.

FIRST FLOOR:

LANDING

Stairs up from the ground floor living room, and internal doors to three bedrooms.

BEDROOM ONE & WC

Bedroom:

Double glazed window to the rear aspect, radiator, fitted wardrobes with double doors, and an internal door to the WC.

WC:

Including a 2-In-1 WC and wash basin.

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

EXTERNAL:

Front Garden:

To the front of the property is an enclosed low-maintenance garden with pedestrian access gate and external cold water tap. Shared residents parking is available on the access-road to the front of the terrace.

Rear Garden:

To the rear of the property is a generous garden, including a paved seating area with external electricity socket, ornamental pond, lawned garden with mature border, and an additional paved area which includes a chicken coop/run, timber garden shed and a pedestrian access gate to the shared rear pathway.

Garage & Coal/Log Store:

Located at the end of the terrace is a single garage which has double barn-style doors, along with a separate coal/log store.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - then.solicitor.gala

AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

PLEASE NOTE:

We advise that the title for the garage and coal/log store is currently unregistered. Please contact the agent for further information.

Floorplan

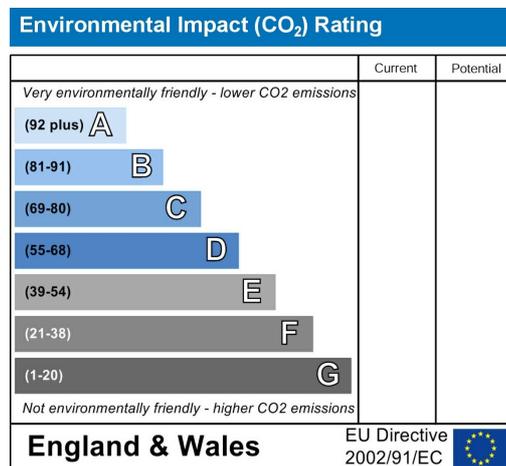
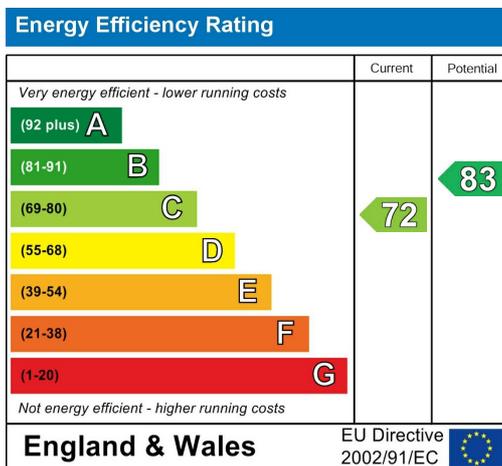






HUNTERS

Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. 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.

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