

BRUNTON

RESIDENTIAL



ALSTON, CA9

£525,000

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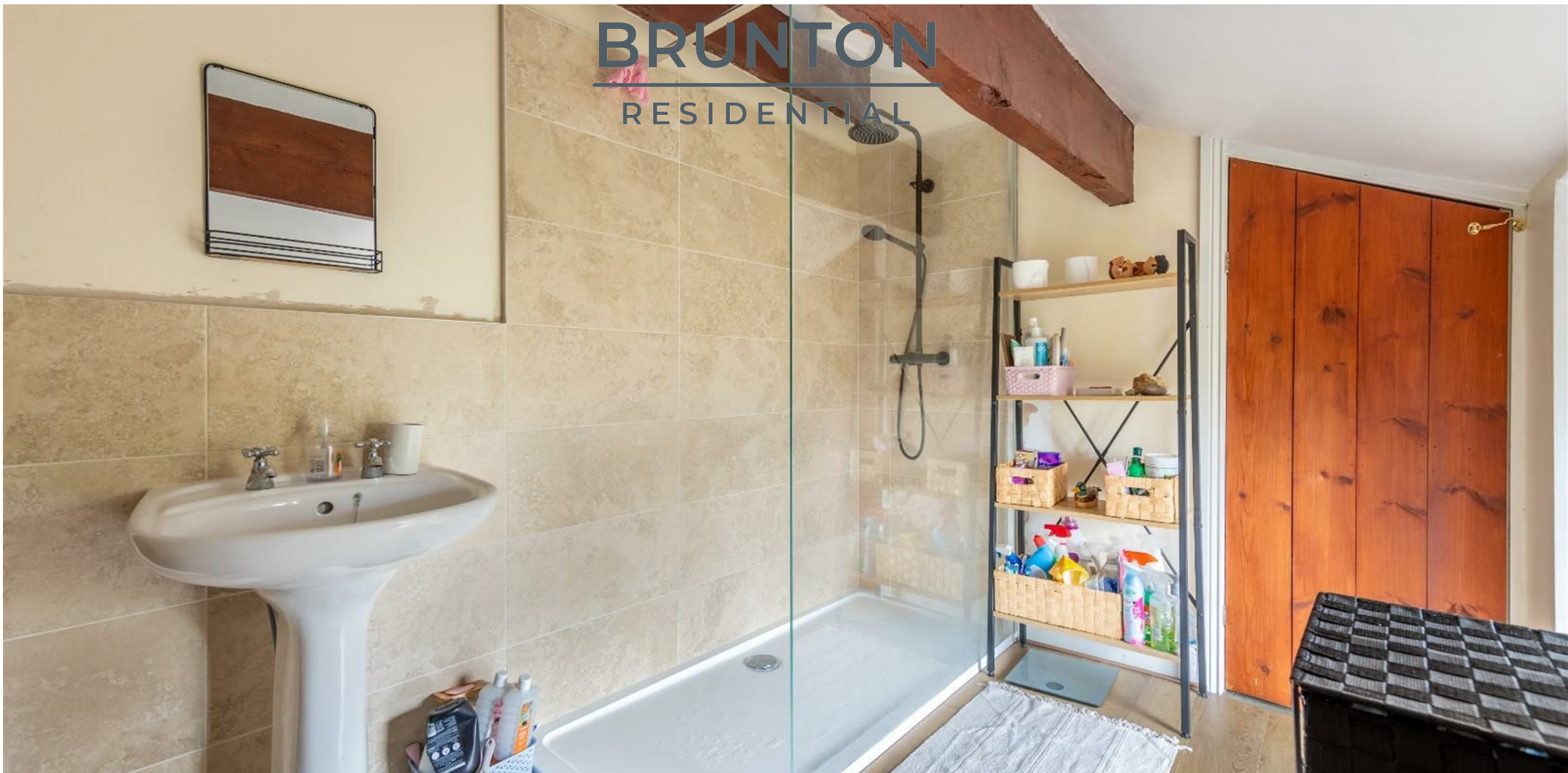


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Substantial seven-bedroom detached stone-built home, offering an exceptional range of accommodation that combines comfortable residential living with an established and income-generating bed-and-breakfast operation.

The property provides seven reception rooms, including a characterful living room with an inglenook fireplace and multi-fuel burner, a large tea room with independent, wheelchair friendly external access and WC facilities, and a second-floor living room with open countryside views. Three bedrooms benefit from en-suite facilities, and the kitchen offers a substantial central island along with integrated appliances. Externally, extensive wraparound gardens, a patio, parking for multiple vehicles and two timber storage sheds are all accessed via a private lane.

Alston is a historic market town set within the North Pennines Area of Outstanding Natural Beauty, widely recognised as one of the highest market towns in England. The town offers independent shops, cafés, pubs and essential services, with a well-established visitor economy well suited to the property's current hospitality use. The Pennine Way, Pennine Cycleway and South Tynedale Railway are all nearby, and the A686 connects to Penrith and the M6 to the west and Hexham and the A69 to the east. Carlisle, approximately 25 miles away, offers mainline rail services to London Euston and Glasgow. This is a rare opportunity for buyers seeking a versatile property with genuine commercial potential in a truly distinctive setting.

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The internal accommodation comprises: an entrance hallway leading into an inner hall with stairs leading up to the first floor, giving access to the main ground floor rooms.

To one side is the living room, featuring an inglenook fireplace with a wooden lintel and multi-fuel burner, which connects through to a sunroom and open-plan dining area to the rear with external access and a secondary staircase to the first floor. A separate dining room leads through to the kitchen and the tea room. The kitchen offers a range of wall and base units, integrated appliances and a central island. The tea room is a large and versatile space with independent external access, male and female WC facilities and provision for disabled access.

On the first floor, the accommodation is split between guest and residential use. The guest section provides two en-suite bedrooms for bed-and-breakfast use, whilst the residential section includes the main bedroom with an en suite, a sitting room with a convenient WC, and a further room currently used as an office. Stairs from this level lead up to the second floor. The second floor landing gives access to two double bedrooms set within the eaves with skylights and exposed beams, a shower room and a large feature living room with open views across the surrounding countryside.

Externally, there are extensive wraparound gardens with a patio area adjacent to the tea room, a substantial lawned garden with a parking area and disabled access via a ramp from the private lane. To the rear is further outdoor space enjoying open moorland views, with additional parking and two large timber storage sheds to the side. The property is accessed via a private lane shared only with the neighbouring farms.



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TENURE : Freehold

LOCAL AUTHORITY : Eden CC

COUNCIL TAX BAND : D

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	