



1 Store Cottage | Tindale Fell | Brampton | CA8 2QW

Guide Price £245,000



DAVID BRITTON
ESTATES



Key Features

- 3 bedroom period Cottage
- Built in 1888
- Entrance hallway
- living room
- utility
- kitchen/diner
- 2 bedrooms and bathroom to the first floor
- further bedroom in the roof space
- gardens to the rear
- views

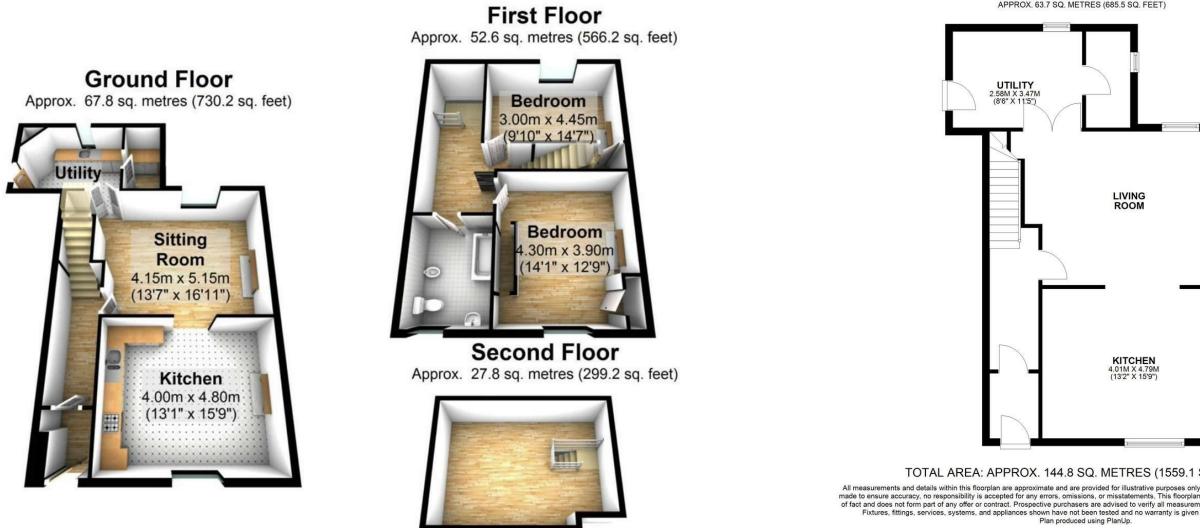
Summary

A stunning three bedrooomed former miners cottage jsitting ust next to the Geltsdale Nature Reserve in the Village of Tindale Fell, Northern Pennines Area of Outstanding Natural Beauty.





Floor plans



COUNCIL TAX BAND - A

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

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	



Unit 3 Mason Court Gillan Way, Penrith 40 Business Park
 Penrith
 Cumbria
 CA11 9GR
 01768881111
 Sales@brittonestates.co.uk
 www.brittonestates.co.uk