



## Holly Tree House

Talkin, CA8 1LE

Guide Price £1,100,000



- Beautiful Six-Bed Detached House
- Exceptional Views & Sought After Village Location
- Three Receptions plus Games Room Over the Garages
- Four Bedrooms with En-Suite Facilities
- Perfect Large Family Home
- 4,800 Square Feet and with an approximate 3-acre paddock
- Brand New Home with 10 year Guarantee
- Accommodation Over Three Floors
- Wonderful Stone Elevations All Round
- Council Tax Band - G

# Holly Tree House

Talkin, CA8 1LE

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Occupying a magnificent plot of approximately 3.6 acres in the prestigious village of Talkin, Brampton, this outstanding detached stone-built residence has been newly created to an exceptional specification, offering a rare opportunity for discerning purchasers seeking the very finest in modern country living. Designed with both grandeur and comfort in mind, the home presents a wealth of luxurious spaces, including three elegant reception rooms, two enhanced by feature fireplaces, and an extensive dining kitchen at its heart, complete with a central island, bi-folding doors opening to the grounds, and a fully fitted utility room. The finish throughout is exemplary, with superb craftsmanship and attention to detail evident in every room.

Upstairs, four double bedroom suites each benefit from en-suite facilities, with the master further elevated by a Juliet balcony framing spectacular views across the grounds, paddock, and towards the Lakeland fells. The second floor provides remarkable flexibility, offering two additional bedrooms and a shower room, ideal for guests, private offices, or leisure space. Externally, the grounds present tremendous scope for landscaping to the new owners' exacting standards, with a generous front garden, an elevated rear garden, and a large paddock of approximately 3 acres, perfectly suited for equestrian or lifestyle use.

An attached double garage with craft or games room above, together with extensive parking for multiple vehicles, completes this exclusive property. Blending timeless stone-built character with the very best in modern design, this is a truly extraordinary home for those who expect nothing less than excellence.

The accommodation, which has oil-fired central heating and high-performance glazing throughout, briefly comprises a vestibule, hallway, three reception rooms, dining kitchen, utility room and WC/cloakroom to the ground floor, with a landing, four bedrooms, two en-suites and a Jack & Jill bathroom to the first floor, and a landing, two rooms and a shower room to the second floor. Externally there is off-street parking, an attached double garage with games/craft room above, paddock and gardens. EPC - B and Council Tax Band - TBC.

Located in the picturesque village of Talkin, on the edge of the North Pennines AONB, Holly Tree House enjoys a rural setting while remaining within easy reach of a wealth of amenities and excellent transport links. Just a short stroll away lies the welcoming Blacksmiths Arms, a true hub of the community where residents gather to socialise and relax. Travel connections are convenient, with a local bus route linking Talkin to the nearby town of Brampton and the villages of Corby Hill and Warwick Bridge, with further services extending towards Hexham and Carlisle. The market town of Brampton itself offers a wide range of amenities including a doctor's surgery, shops, a bank, post office, public houses, and both primary and secondary schools. The A69 can be reached in around five minutes, while junctions 43 and 44 of the M6 are approximately a 15-minute drive away. For lovers of the outdoors, Brampton Golf Club, described as the "Jewel of Cumbria" is only a five-minute drive and offers a first-class 18-hole course with breathtaking panoramic views. Hadrian's Wall is accessible within ten minutes, and the Lake District National Park lies just half an hour away. Scenic walks are plentiful right on the doorstep, including Talkin Tarn, which is easily reached on foot from nearby Farlam village, making it an ideal spot for a morning stroll.

Tel: 01228 584249

## GROUND FLOOR:

### VESTIBULE

Entrance door from the front, internal door to the hallway, vaulted ceiling, and stone flooring.

### HALLWAY

Internal doors to three reception rooms and WC/cloakroom, double doors to the dining kitchen, stairs to the first floor landing with galleried landing, under-stairs cupboard, vertical radiator and stone flooring.

### RECEPTION ONE

Double glazed window to the front aspect, two double glazed windows to the side aspect, stone fireplace with surround, hearth and inset stove, vertical radiator, stone flooring and a feature exposed-stone wall.

### RECEPTION TWO

Double glazed bi-folding doors to the rear elevation, double glazed window to the side aspect, stone fireplace with surround, hearth and inset stove, vertical radiator, stone flooring and a feature exposed-stone wall.

### RECEPTION THREE

Double glazed window to the front aspect, vertical radiator and stone flooring.

### DINING KITCHEN

Kitchen Area:

Extensive fitted kitchen with central island, comprising a range of base, wall, drawer and tall units with matching timber worksurfaces and upstands above. Integrated eye-level electric oven, electric hob, integrated tall fridge, integrated tall freezer, integrated dishwasher, integrated microwave, one and a half bowl 'SCHOCH' sink with mixer tap, under-counter 'WORCESTER' oil-fired boiler, stone flooring, internal door to the utility room, external door to the rear elevation and a double glazed window to the rear aspect.

Dining Area:

Double glazed bi-folding doors to the rear elevation, vertical radiator and stone flooring.

### UTILITY ROOM & HALL

Utility Room:

Fitted base, wall and tall units with matching timber worksurfaces and upstands above. Integrated fridge freezer, space and plumbing for a washing machine, space for a tumble drier, low-level tiled dog-washing facility with hand shower attachment, vertical radiator, stone flooring and an internal door to the hall.

Hall:

Stairs to the first floor games/craft room, internal door to the double garage, and a vertical radiator.

### WC/CLOAKROOM

Two piece suite comprising a recessed countertop wash hand basin and WC with enclosed cistern. Tiled splashbacks, stone flooring, vertical radiator and an extractor fan.

### DOUBLE GARAGE

Pedestrian access door from the hall, two double barn-style doors, power and lighting.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway with galleried landing, internal doors to four bedrooms, internal door to the staircase to the second floor landing, vertical radiator and a double glazed window to the front aspect.

### MASTER BEDROOM & EN-SUITE

Master Bedroom:

Double glazed sliding patio door with Juliet balcony and glass balustrades, double glazed window to the side aspect, vertical radiator and an internal door to the en-suite bathroom.

En-Suite:

Four piece suite comprising a WC, counter top wash basin with tiled vanity, bathtub with feature tiled splashback and a walk-in and fully-tiled shower benefitting a mains shower with rainfall shower head and wand. Tiled flooring, vertical radiator, extractor fan and a double glazed window to the rear aspect.

### BEDROOM TWO & EN-SUITE

Bedroom:

Double glazed window to the front aspect, double glazed window to the side

aspect, vertical radiator and an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC and wash basin combination unit, and a fully-tiled shower enclosure benefitting a mains shower with rainfall shower head and wand. Tiled flooring, vertical radiator, extractor fan and an obscured double glazed window.

### BEDROOM THREE

Double glazed window to the front aspect, vertical radiator and an internal door to the Jack & Jill bathroom.

### BEDROOM FOUR

Double glazed window to the rear aspect, double glazed window to the side aspect, vertical radiator and an internal door to the Jack & Jill bathroom.

### JACK & JILL BATHROOM

Four piece suite comprising a WC, counter top wash basin with tiled vanity, freestanding bathtub with feature tiled splashback and a walk-in and fully-tiled shower benefitting a mains shower with rainfall shower head and wand. Tiled flooring, vertical radiator, extractor fan and an obscured double glazed window.

### GAMES/CRAFT ROOM (OVER GARAGE)

Double glazed window to the front aspect, double glazed window to the side aspect, double glazed window to the rear aspect, radiator and a built-in cupboard housing the clean-air system.

## SECOND FLOOR:

### LANDING

Stairs up from the first floor landing, archway openings to bedrooms five and six, internal doors to the shower room and utilities cupboard, vertical radiator and a double glazed Velux window.

### BEDROOM FIVE

Double glazed window to the rear aspect, double glazed window to the side aspect, and a vertical radiator.

### BEDROOM SIX

Double glazed window to the rear aspect, and a vertical radiator.

### SHOWER ROOM

Three piece suite comprising a WC, counter top wash basin with tiled vanity, and a tiled shower enclosure benefitting a mains shower with rainfall shower head and wand. Tiled flooring, radiator and an extractor fan.

### UTILITIES CUPBOARD

Housing the water tank and clean-air system.

### EXTERNAL:

Externally, the property benefits from extensive grounds which are in requirement of landscaping and completion. To the front of the property is a garden area, which includes a stone wall with gate to the front boundary with pathway leading towards the front door. The driveway is accessible via an area of tarmac with stone wall entrance, of which the driveway can accommodate multiple vehicles, with further vehicular access down the side of the property to the rear. To the rear of the property is an elevated area of garden directly behind the property, which descends down to the paddock.

### WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - drops.buggy.providing

### AML DISCLOSURE:

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

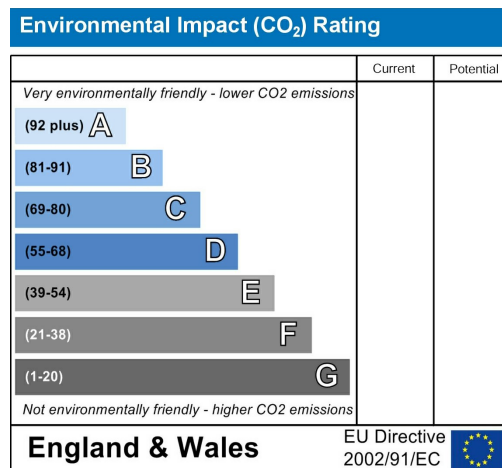
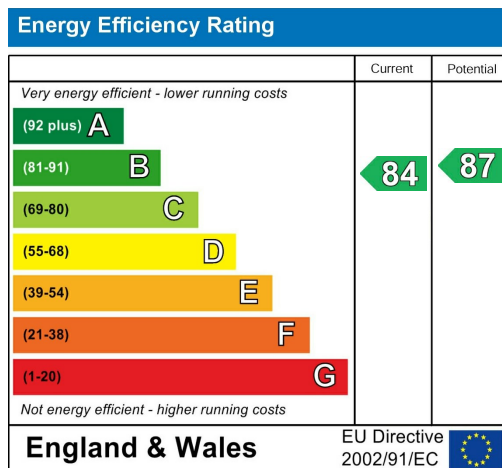






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### Energy Efficiency Graph

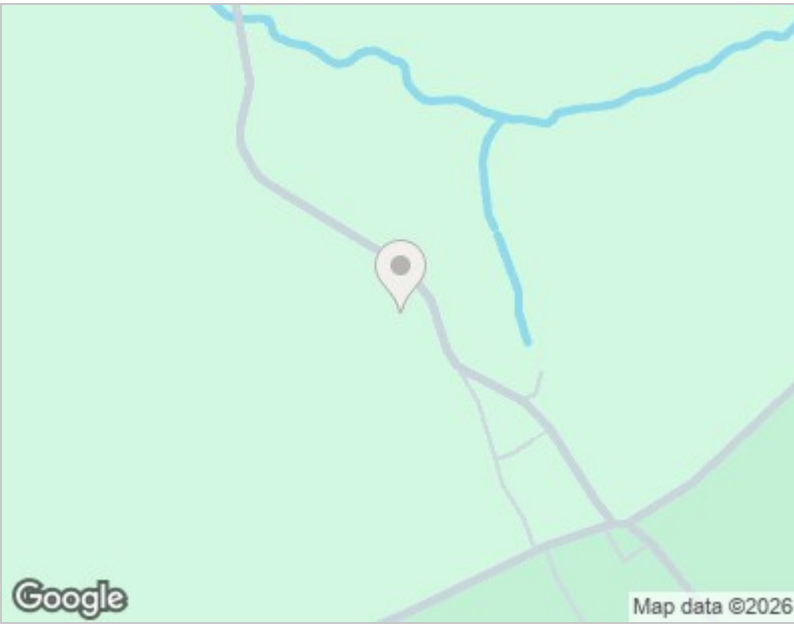


### Viewing

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





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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