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Follysyke

Tindale Fell, Brampton, CA8 2QB

Guide Price £170,000

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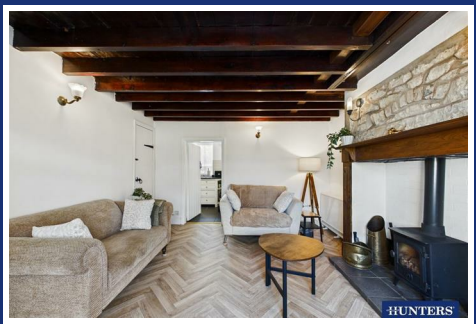
- No Onward Chain
- Ideal Main Residence, Second Home, or Investment Purchase
- Spacious Living Room with Feature Fireplace and Field Outlook
- Two Bedrooms and Ground-Floor Shower Room
- Off-Road Parking for One Vehicle
- Beautifully Presented Mid-Terrace Cottage in a Tranquil Hamlet Setting
- Characterful Throughout including Exposed Timbers
- Quality Fitted Kitchen with Granite Worksurfaces
- Generous Rear Garden Ready for Landscaping plus Low-Maintenance Front Garden
- EPC - B

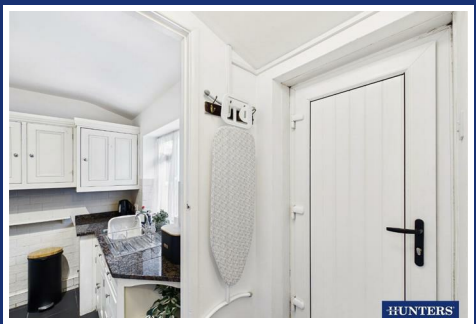
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Offered to the market with no onward chain, this beautifully presented two-bedroom mid-terrace cottage enjoys a lovely position within a tranquil hamlet setting, offering an idyllic countryside retreat with an abundance of charm and character throughout. Perfectly suited as a main residence, second home or investment opportunity, the property effortlessly combines traditional features, including attractive exposed timbers, with modern comforts and quality finishes. The inviting and spacious living room boasts a feature fireplace and delightful outlook over neighbouring fields, while the stylish fitted kitchen is complemented by quality cabinetry and elegant granite worksurfaces. The accommodation also includes two bedrooms and a ground-floor shower room. The current owners have undertaken improvements to enhance the property's energy efficiency, including the installation of solar panels, contributing to an impressive EPC rating of B. Externally, the property benefits from a low-maintenance front garden, off-road parking for one vehicle and a generous rear garden offering fantastic scope for landscaping and personalisation. Combining rural tranquillity, characterful accommodation and excellent energy efficiency, this charming cottage presents a wonderful opportunity that must be viewed to be fully appreciated.

Utilities, Services & Ratings:
Electric Room Heating and Double Glazing Throughout.
EPC - B and Council Tax Band - A.

Tindale Fell is a peaceful rural hamlet situated approximately two miles east of Hallbankgate, enjoying an attractive countryside setting surrounded by open landscapes, scenic walks and outdoor pursuits. Nearby Hallbankgate is a picturesque and well-regarded village, known for its natural beauty, welcoming community and rich local history, with amenities including Hallbankgate Village School, the Belted Will Inn and the Hallbankgate Hub, a community-run shop and café at the heart of village life. Just a short drive away is the renowned Farlam Hall, a luxury country house hotel and restaurant, perfect for fine dining or special occasions, while the nearby market town of Brampton provides a wider range of 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 within easy reach, with the North Pennines National Landscape on the doorstep and the Lake District National Park accessible within around an hour. Excellent transport links are also close by, with the A69 providing convenient connections to Carlisle, the M6 motorway and the North East.

GROUND FLOOR:

HALLWAY
Entrance door from the front, internal door to the living room, and stairs to the first floor landing.

LIVING ROOM
Double glazed window to the front aspect, fireplace with inset multi-fuel stove, electric storage radiator, internal door to the kitchen, and an under-stairs cupboard with lighting internally.

KITCHEN
Fitted kitchen comprising a range of base, wall and drawer units with granite worksurfaces, granite upstands and tiled splashbacks above. Integrated electric oven, electric hob, extractor unit, space with plumbing for an enclosed washing machine, one bowl stainless steel sink with mixer tap and draining board, space for a fridge freezer, loft-access point, tiled flooring, internal door to the rear hall, and a double glazed window to the rear aspect.

REAR HALL
Internal door to the shower room, external door to the rear path, and tiled flooring.

SHOWER ROOM
Comprising a WC, pedestal wash basin, and a step-in shower enclosure with electric shower unit. Fully-tiled walls, tiled flooring, electric wall heater, extractor fan, and an obscured double glazed window.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to two bedrooms, and an in-built cupboard with water cylinder internally.

BEDROOM ONE
Double glazed window to the front aspect, electric radiator, and an in-built wardrobe.

BEDROOM TWO
Double glazed Velux window, electric radiator, and an in-built cupboard with solar-panel inverter internally.

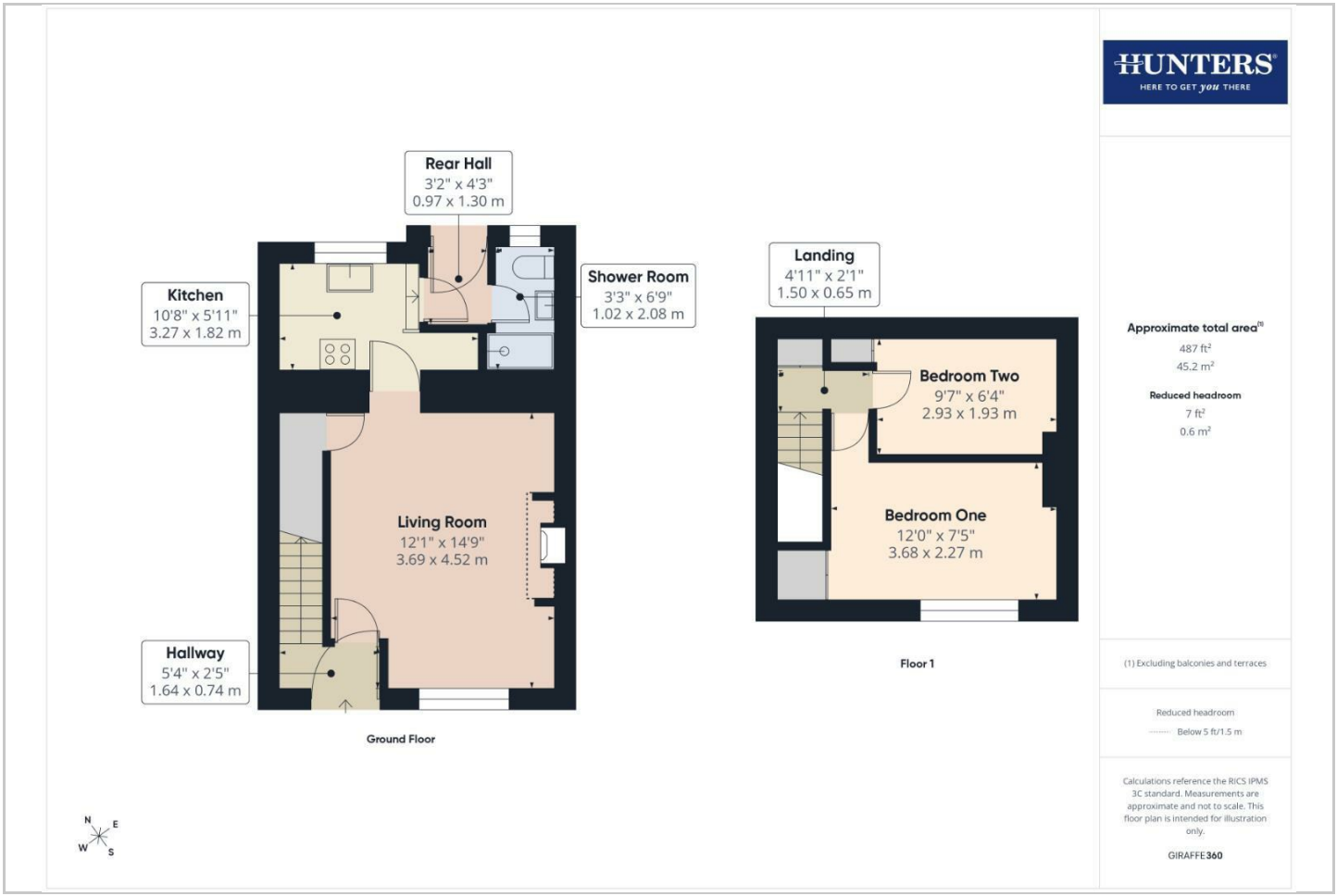
EXTERNAL:
Front Garden:
To the front of the property is a low-maintenance walled garden, complete with hedging, borders, and pathway with gate to the front pavement.
Parking:
One parking space is located at the end of the terrace of properties.
Rear Garden:
To the rear of the property is a large divorced garden, ready for landscaping. The pathway to the rear of the property is shared, and allows access from the rear of number 5 to the garden, along with access around the terrace back to the front.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - ///brilliant.going.hunk

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.

AGENTS NOTE:
The property is serviced by a shared sewage treatment plant, with annual fees approximately £80.00 per annum for the running, maintenance and upkeep. The parking space is held on a separate title to the house and garden.

Floorplan

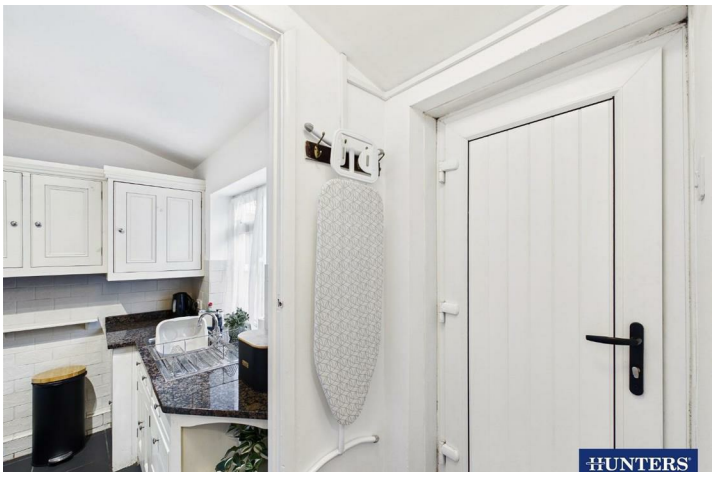

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Rear Hall
3'2" x 4'3"
0.97 x 1.30 m
Kitchen
10'8" x 5'11"
3.27 x 1.82 m
Shower Room
3'3" x 6'9"
1.02 x 2.08 m
Living Room
12'1" x 14'9"
3.69 x 4.52 m
Hallway
5'4" x 2'5"
1.64 x 0.74 m
Ground Floor
Landing
4'11" x 2'1"
1.50 x 0.65 m
Bedroom Two
9'7" x 6'4"
2.93 x 1.93 m
Bedroom One
12'0" x 7'5"
3.68 x 2.27 m
Floor 1
Approximate total area(1)
487 ft²
45.2 m²
Reduced headroom
7 ft²
0.6 m²
(1) Excluding balconies and terraces
Reduced headroom
Below 5 ft/1.5 m
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
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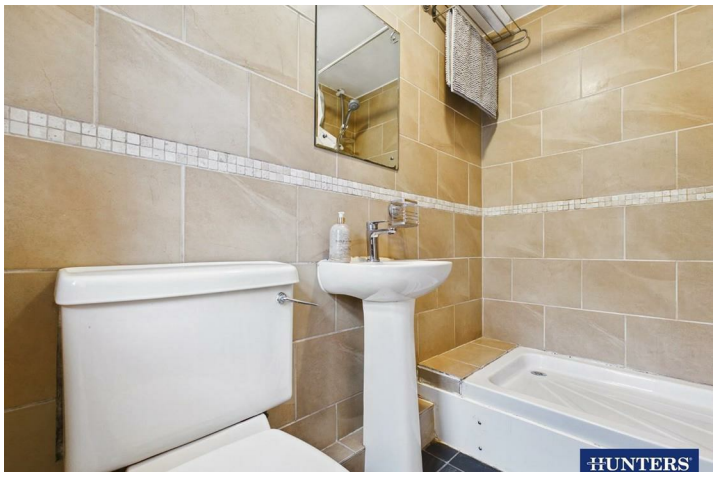


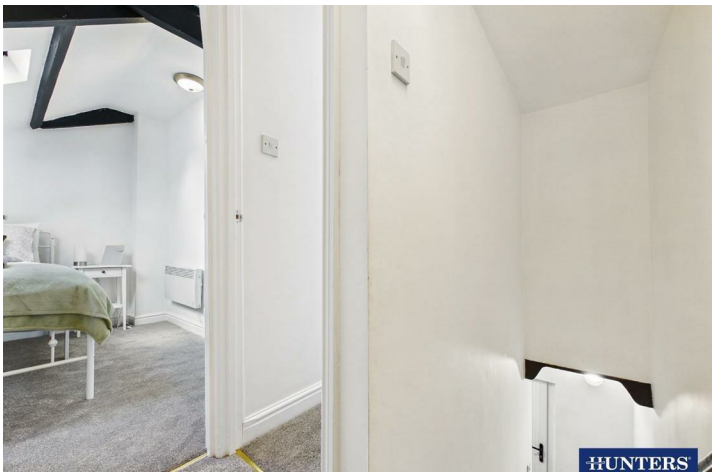






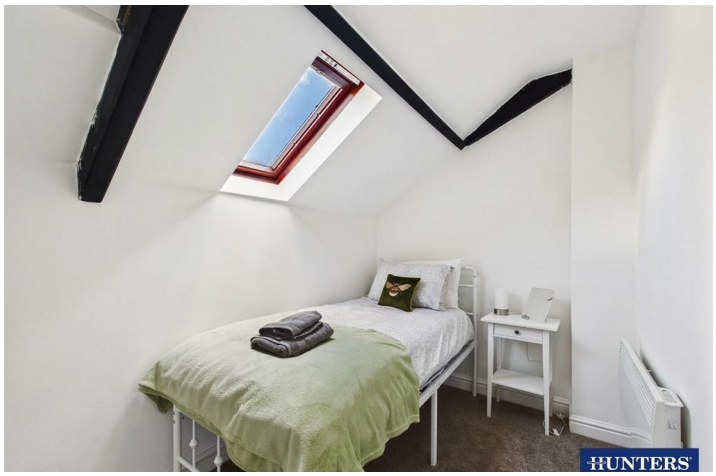




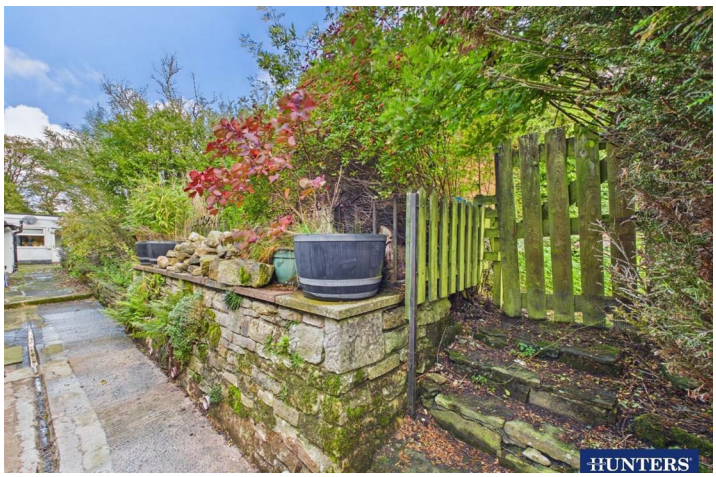






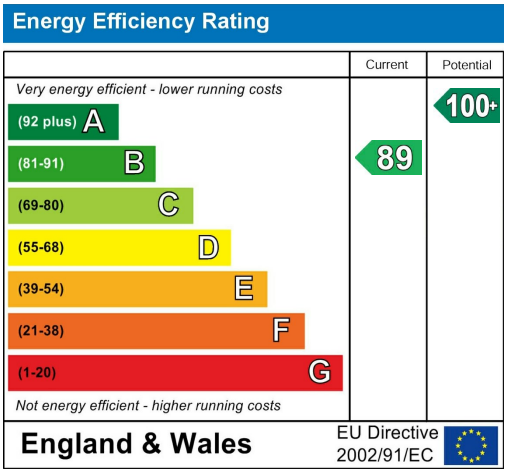


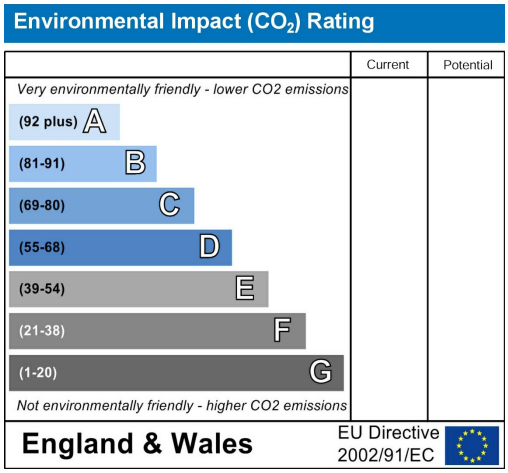






Energy Efficiency Graph



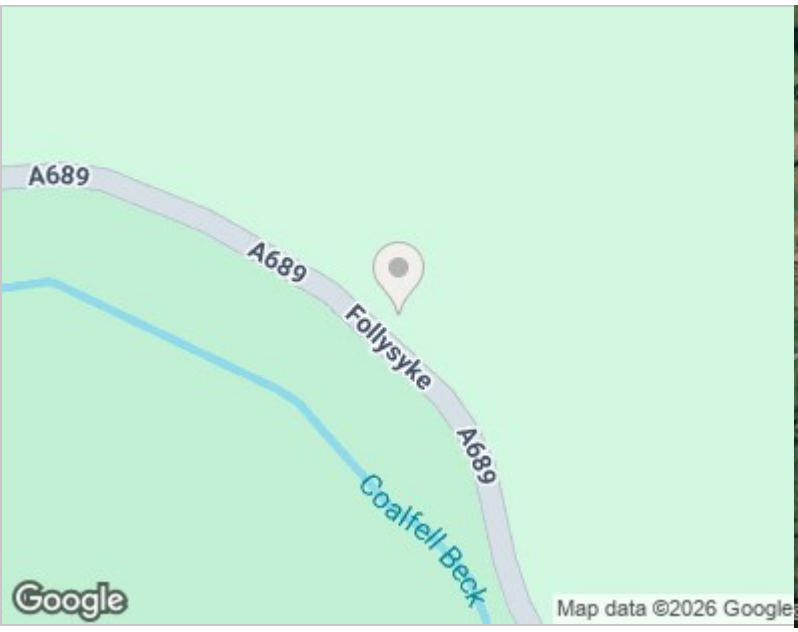


Viewing

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







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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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The Property Ombudsman