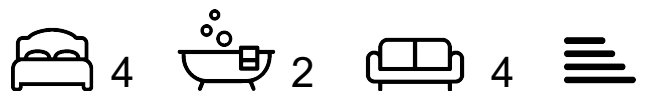




## Honeysuckle Lodge

Kirkhouse, Brampton, CA8 1JX

Guide Price £450,000



- Outstanding Rural Location
- Detached Chalet-Styled House
- Three Reception Rooms plus Conservatory
- Four Double Bedrooms
- Generous Gardens/Grounds with Large Gated Driveway
- Picturesque Panoramic Views & Woodland Backdrop
- Abundance of Living & Entertaining Space
- Spacious Kitchen
- Four-Piece Family Bathroom
- EPC - F

# Honeysuckle Lodge

Kirkhouse, Brampton, CA8 1JX

Guide Price £450,000



'Honeysuckle Lodge' provides a wonderful opportunity to purchase a spacious detached home, situated within a fine rural setting with outstanding views over the picturesque Cumbrian countryside. Spacious throughout, the home boasts multiple spacious reception spaces, four double bedrooms and generous tree-lined gardens. A viewing is imperative to appreciate the location, space and lifestyle opportunity Honeysuckle Lodge has to offer.

The accommodation is arranged over four levels and briefly comprises: hallway, living room, dining room and conservatory to the ground floor with a landing, four bedrooms and bathroom on the first floor and a kitchen, living room, shower room and entry/utility on the lower ground floor. Within the sub-basement is a large workshop and boiler room. Externally the property has mature grounds and gardens with a large gated driveway and ample on-site parking including carport. Oil central heating and double glazing. EPC - F and Council Tax Band - F.

The pretty hamlet of Kirkhouse is situated in an area highly regarded for its natural beauty and history. The hamlet itself benefits from a beautiful parish church and the Farlam Hall Hotel and Michelin Star restaurant. Heading to the neighbouring village of Hallbankgate you have amenities including the Hallbankgate Village School and The Belted Will Inn. The market town of Brampton is approximately 3 miles West boasting an array of amenities including doctors surgery, shops, public houses and both primary and secondary schools. Local attractions including Talkin Tarn and Castle Carrock Reservoir are within a short drive, with the additional benefits of the North Pennines 'Area of Outstanding Natural Beauty' being on the doorstep and the Lake District National Park being within an hour. For those looking to commute, the A69 is accessible within five-minutes drive, providing direct access to both the North East and back West toward Carlisle and the M6 motorway.

## GROUND FLOOR

### HALLWAY

Entrance door from the front veranda with internal doors to the living room and dining room, radiator and stairs up to the first floor landing and down to the lower ground floor kitchen.

### LIVING ROOM

Two double glazed windows including a large double glazed window to the front aspect, two radiators and a feature wood burning stove. Opening to the dining room.

### DINING ROOM

Two double glazed windows to the rear aspect, internal door to the conservatory, radiator and built-in cupboard housing the water cylinder.

### CONSERVATORY

Double glazed windows to three sides with double glazed patio doors to the rear garden patio, tiled flooring, wall-mounted electric heater and radiator.

## FIRST FLOOR

### LANDING

Internal doors to four bedrooms and bathroom.

### BEDROOM ONE

Double glazed window to the front aspect, radiator and opening to the en-suite/WC area.

### EN-SUITE/WC AREA

WC, wash hand basin, chrome towel radiator and part tiled walls.

### BEDROOM TWO

Double glazed window to the front aspect, radiator and fitted bedroom furniture including over-bed unit.

### BEDROOM THREE

Double glazed window to the rear aspect, radiator and built-in cupboard.

### BEDROOM FOUR

Double glazed window to the rear aspect and radiator.

### BATHROOM

Four piece suite comprising WC, pedestal wash hand basin, corner bath with hand shower attachment and shower enclosure benefitting a mains powered shower. Fully tiled walls, radiator, loft access point and obscured single glazed window with secondary glazing unit.

## LOWER GROUND FLOOR

### KITCHEN

Fitted kitchen comprising base, wall and drawer units with worksurfaces and tiled splashbacks above. Integrated double oven, electric hob, extractor unit, integrated dishwasher, radiator, tiled flooring, two double glazed windows, internal door to the sitting room and external door to the rear.

## SITTING ROOM

Large double glazed window to the front aspect, radiator and internal doors to the shower room and sub-basement workshop.

## SHOWER ROOM

Three piece suite comprising WC, wash hand basin and shower enclosure benefitting an electric shower unit. Part tiled walls, tiled flooring, radiator, recessed spotlights, extractor fan and obscured double glazed window.

## ENTRY/UTILITY

Space and plumbing for a washing machine, internal door to the living room, two double glazed windows and external door from the carport.

## SUB-BASEMENT/BOILER ROOM

### WORKSHOP/BOILER ROOM

With limited access from the lower ground floor living room, with power and lighting internally. Freestanding oil-fired boiler. Multiple raised storage spaces.

## EXTERNAL

Externally the property enjoys excellent grounds benefitting from a large driveway with double electric-gated entrance, on-side parking for multiple vehicles and generous mature gardens with outstanding views. Additional external features include an attached carport, raised veranda to the front with walkway to the rear elevation and a raised paved seating area directly outside the conservatory patio doors.

## WHAT3WORDS

For the location of this property please visit the What3Words App and enter - flotation.mimed.cooking

## 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

The property is serviced via Septic Tank. We have been advised the upper level is of non-standard construction and would recommend you speak with your mortgage broker should you require a mortgage to purchase.

# Floorplan



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
2357.71 ft<sup>2</sup>  
219.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

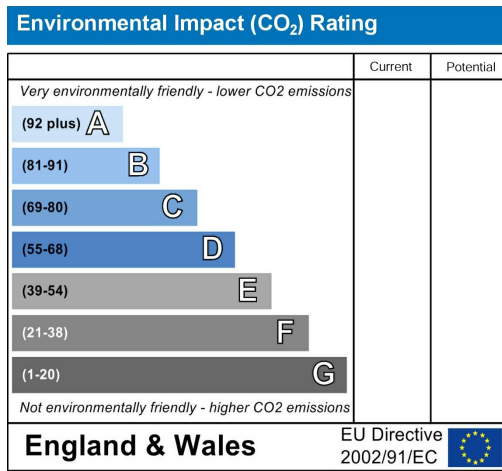
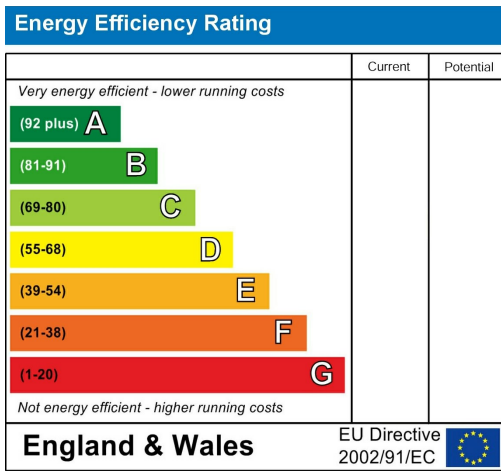






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### Energy Efficiency Graph



### 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



**HUNTERS**  
HERE TO GET YOU THERE

Tel: 01228 584249



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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