



3 Millfield, Brampton, CA8 1TT

Guide Price £215,000

CD Rural

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- Spacious three bedroom semi-detached family home
- Modern kitchen with integrated appliances
- Open-plan living/dining room with woodburning stove
- French doors from dining room to stone patio
- Extensive driveway and single garage
- Gas central heating
- Generous sized rear garden
- Situated in the historic town of Brampton
- No onward chain

Modern three bedroom semi-detached home with extensive driveway, single garage and beautifully presented gardens.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



3 Millfield is a spacious three bedroom semi-detached family home situated in the historic town of Brampton. Nestled in a peaceful cul-de-sac, the property features an extensive driveway, generous rear garden and single garage. Having been recently upgraded with modern fixtures and fittings, the property will suit buyers searching for a home which requires minimal refurbishment.

The Accommodation

Once through the front door there is a bright and welcoming hallway, with useful storage cupboard under the stairs leading to the first floor. The living/dining room features a lovely bay window to the front elevation and a woodburning stove set within a brick fireplace. The open plan aspect creates a seamless flow through to the dining area with French doors to the rear garden and patio.

The kitchen sits just off the dining area, complete with a stunning newly fitted kitchen and equipped with a range of Sage green wall and base units with gold handles, complimentary worktops and integrated appliances to include an electric oven, gas hob with extractor fan, dishwasher and space for white goods. There is an excellent pantry cupboard under the stairs.

On the first floor there are three bedrooms, two generous double bedrooms and a single bedroom/office. Both double bedrooms benefit from fitted wardrobes. The modern family bathroom comprises of a four piece suite to include a bath, walk-in shower cubicle, WC, towel rail and hand wash basin.

Externally the property occupies a generous sized plot with ample off-street parking at the front. At the side of the property there is an outbuilding with electric supply, perfect for storage or additional white goods. The rear of the garden is predominantly laid to grass with sections of bedding at the side with mature shrubbery and raised beds in the centre of the garden. There is a lovely Indian grey sandstone patio for outdoor dining. There is a single garage at the rear which has had a new roof recently and back door for easy access from the garden.



Location Summary

3 Millfield is located in the historic town of Brampton. This pretty area is a popular and desirable location offering almost a village feel. Living in Brampton, Cumbria, offers a wonderful mix of community spirit, natural beauty, and convenience. This charming market town is known for its friendly atmosphere, making it a great place for families and individuals alike. Education is well supported, with quality local primary schools such as Brampton Primary School and William Howard School, a well regarded secondary school that serves the wider area. For outdoor enthusiasts, Brampton provides easy access to beautiful countryside walks, including trails through Talkin Tarn Country Park and nearby Hadrian's Wall. The town also boasts a variety of local amenities, with cozy pubs, delightful cafes, and a range of independent shops and businesses that contribute to the town's lively, welcoming feel.







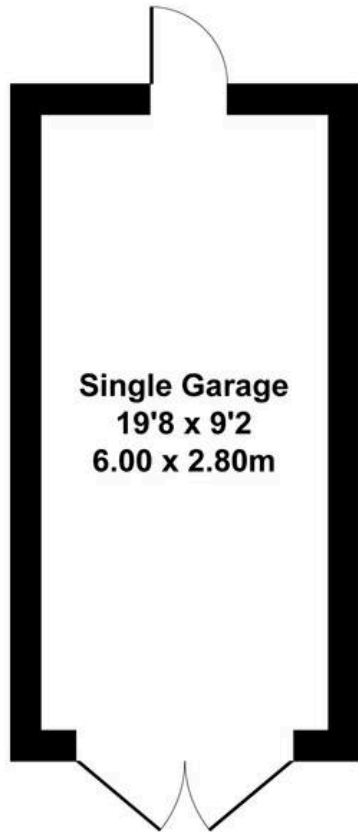






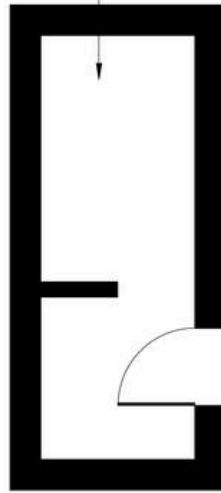
3 Millfield

Approximate Gross Internal Area
1195 sq ft - 111 sq m

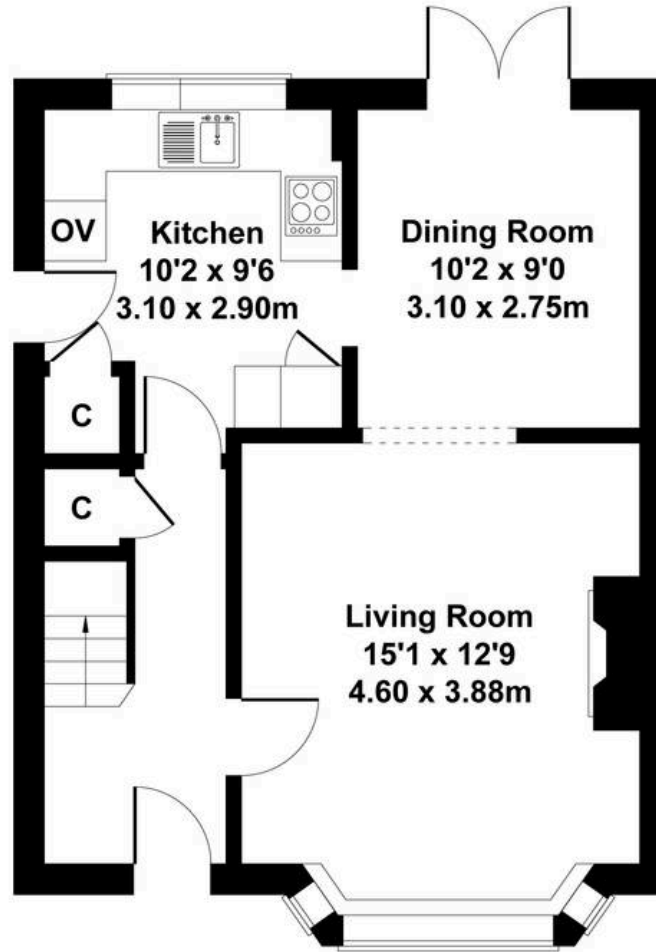


GARAGE

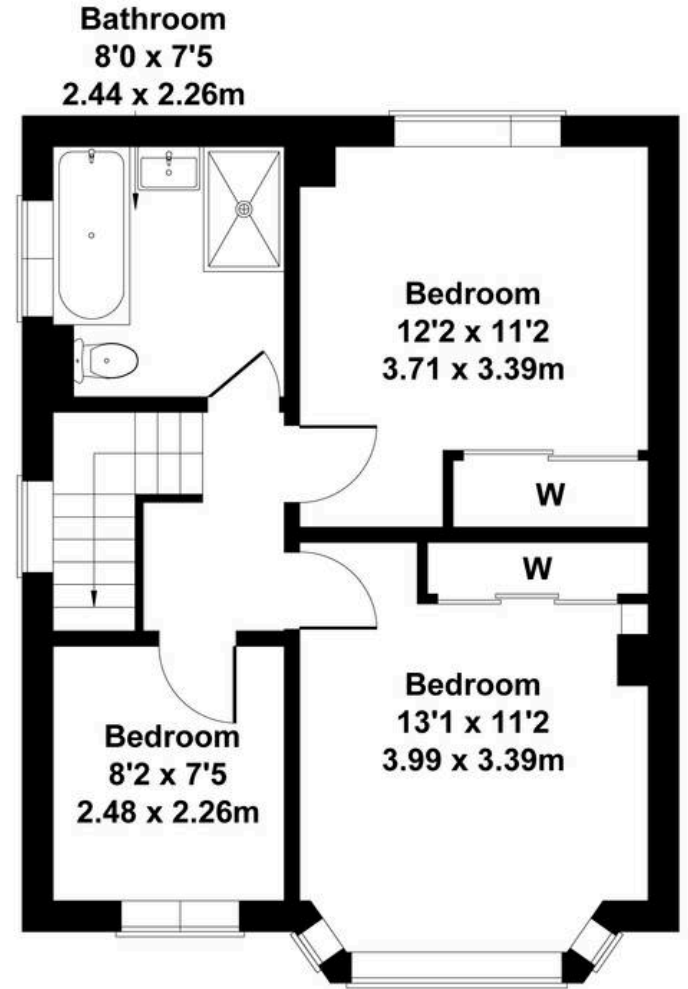
Side Outbuilding
7'10" x 4'11"
2.40 x 1.50m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

GENERAL REMARKS & STIPULATIONS

Matters of Title: The property is sold subject to all existing easements, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such matters.

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: We are required by law to carry out Anti Money Laundering Checks prior to issuing a memorandum of sale. We use an external agency to conduct these checks. Once an offer has been agreed, Coadjute will contact you to complete the checks electronically. A fee of £45 + VAT per person will apply and will be processed by Coadjute. If you have any queries please contact the office.

Referrals: C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: Fisher Financial Associates – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT.

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