

# HUNTERS<sup>®</sup>

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## Ivy Cottage

Burnrigg, Heads Nook, Brampton, CA8 9BH

Guide Price £310,000



- Beautiful Detached Cottage
- Open Plan Living/Dining Room with Multi-Fuel Stove
- Three Bedrooms
- Generous Gardens
- Double Glazing & Gas Central Heating
- Tranquil Semi-Rural Location with Lovely Views
- Large Kitchen
- Downstairs Shower Room & Upstairs Bathroom
- Off-Road Parking & Detached Garage
- EPC - D

Tel: 01228 584249

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This charming three bedroom detached cottage has been lovingly and sympathetically upgraded by the current owner, successfully blending character features with thoughtful modern enhancements to create a truly inviting countryside home. Enjoying a peaceful setting with picturesque open views and exceptional outdoor space, the property offers an idyllic retreat for those seeking tranquillity without compromising on comfort. Internally, the cottage provides generous and well-balanced accommodation, perfectly suited to both everyday living and entertaining. At the heart of the home lies a superb open-plan living and dining room, offering a warm and welcoming space with ample room for relaxation and social gatherings. The property further benefits from three well-proportioned bedrooms, alongside the convenience of both a family bathroom and a separate shower room, enhancing practicality for modern living. Equally appealing to families and downsizers alike, this delightful home combines charm, space and a stunning rural outlook. Early viewing is highly recommended to fully appreciate the setting, lifestyle and quality on offer.

#### Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.

EPC - D and Council Tax Band - C.

Situated within a pleasant rural setting, Heads Nook lies only a couple of miles from the popular villages of Warwick Bridge and Corby Hill, offering a peaceful lifestyle while remaining within easy reach of a wide array of everyday amenities including local shops, garages, butchers and doctors' surgeries. The area is well placed for access to a range of attractive local attractions such as Talkin Tarn and Castle Carrock Reservoir, both a short drive away, while the North Pennines AONB and the Lake District National Park are also easily accessible within around an hour. For those looking to commute, the A69 can be reached within approximately five minutes by car, providing direct routes to the North East and westwards towards Carlisle and the M6 motorway.

## GROUND FLOOR:

### LIVING/DINING ROOM

25'10" x 11'9" (7.87m x 3.58m)

Entrance door from the front garden, internal door to the hallway, decorative inglenook fireplace with inset wood-burning stove, and two double glazed windows to the front aspect.

### HALLWAY

Internal doors to the kitchen and shower room, external door to the side driveway, stairs to the first floor landing with under-stairs cupboard.

### KITCHEN

13'9" x 8'5" (4.19m x 2.57m)

Fitted kitchen comprising a range of base and wall units with worksurfaces and tiled splashbacks above. Range-style cooker with gas hob and electric oven, extractor unit, space and plumbing for a washing machine, vertical radiator, double glazed window to the rear aspect and external door to the side garden.

### SHOWER ROOM

6'3" x 4'9" (1.91m x 1.45m)

Three piece suite comprising WC, vanity unit wash hand basin and shower enclosure benefitting a mains shower. Part-tiled walls, obscured double glazed window and built-in storage housing the gas boiler.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor with internal doors to three bedrooms and bathroom, radiator and double glazed window to the rear aspect.

### BEDROOM ONE

12'4" x 11'10" (3.76m x 3.61m)

Double glazed window to the front aspect, radiator, exposed floorboards and loft access point.

### BEDROOM TWO

12'11" x 11'9" (3.94m x 3.58m)

Double glazed window to the front aspect and radiator.

### BEDROOM THREE

8'10" x 8'5" (2.69m x 2.57m)

Double glazed window to the side aspect and radiator.

### BATHROOM

8'11" x 5'10" (2.72m x 1.78m)

Three piece suite comprising WC, pedestal wash hand basin and bath. Radiator, exposed floorboards and obscured double glazed window.

### EXTERNAL:

To the front of the property is a small lawned front garden, with pathway and gate to the front road and a beautifully constructed timber front porch. To the side of the property is off-road parking for multiple vehicles, with double gates from the front road. The rear garden is generously proportioned with a large lawned garden extending to the side and rear and a concrete hardstanding area. Detached garage to the side.

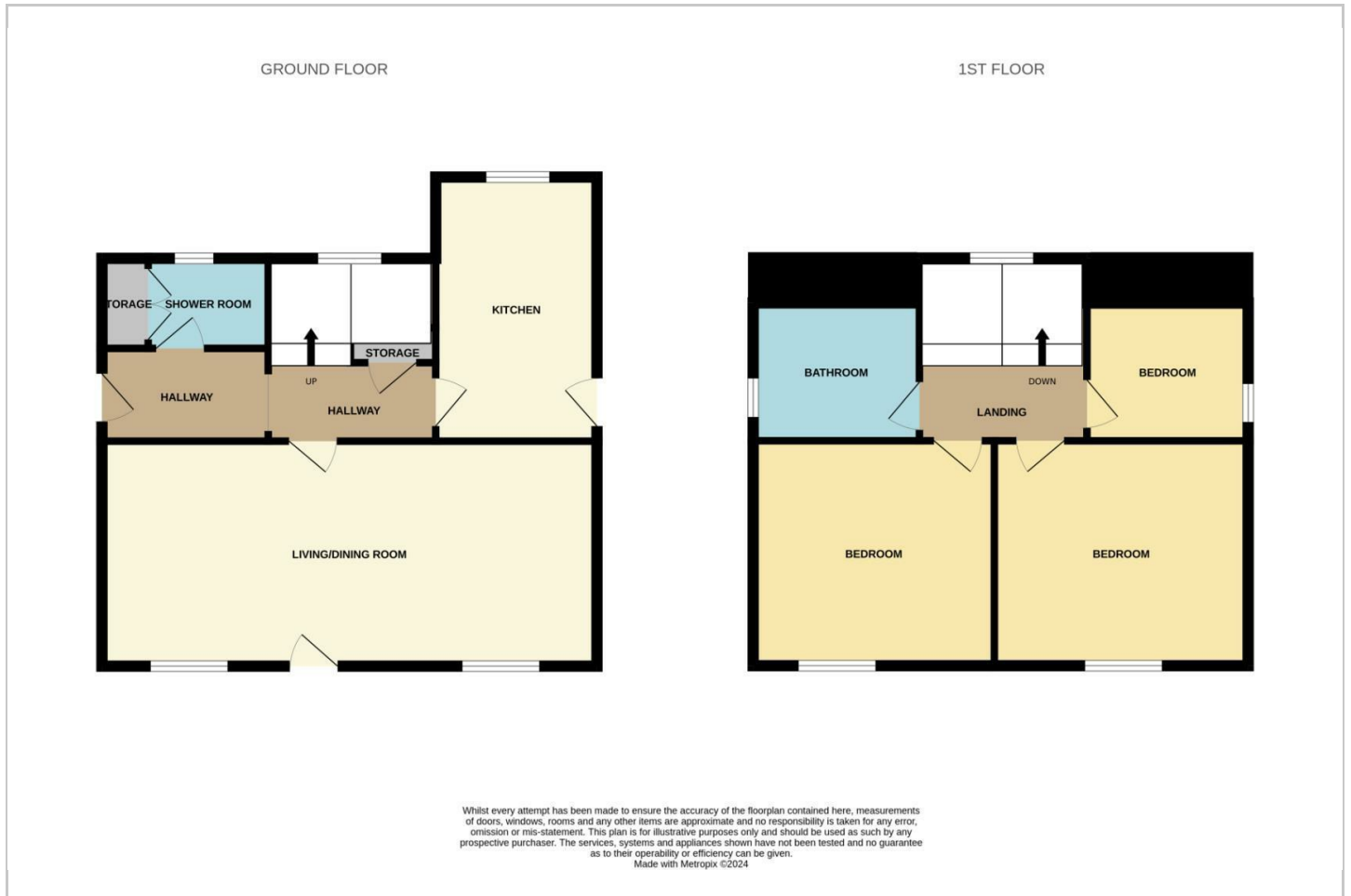
### WHAT3WORDS:

For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter -throat.decades.amplifier

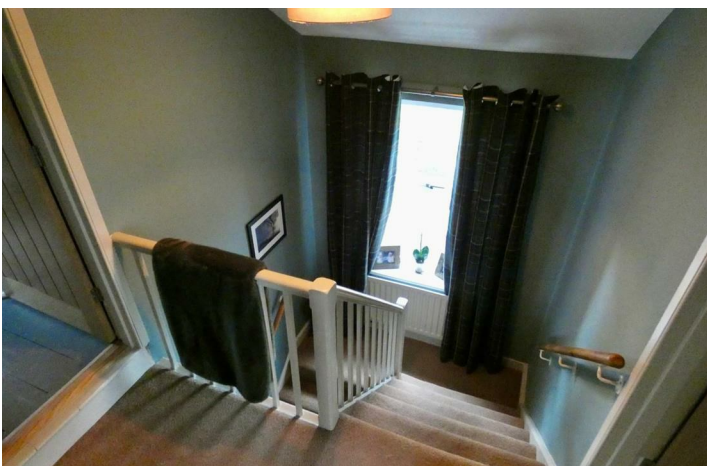
### AML DISCLOSURE:

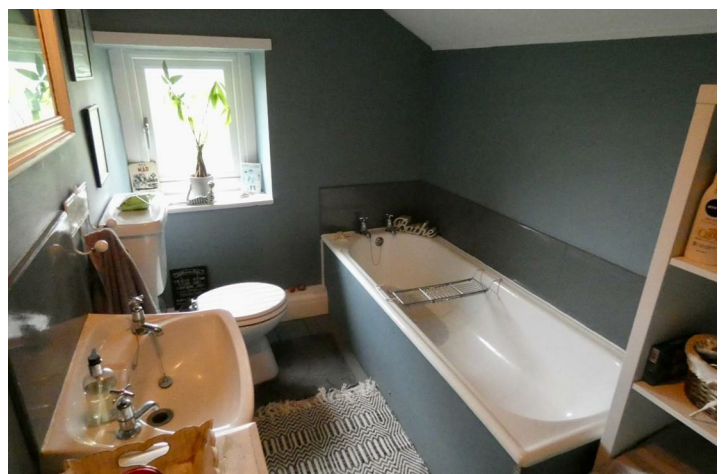
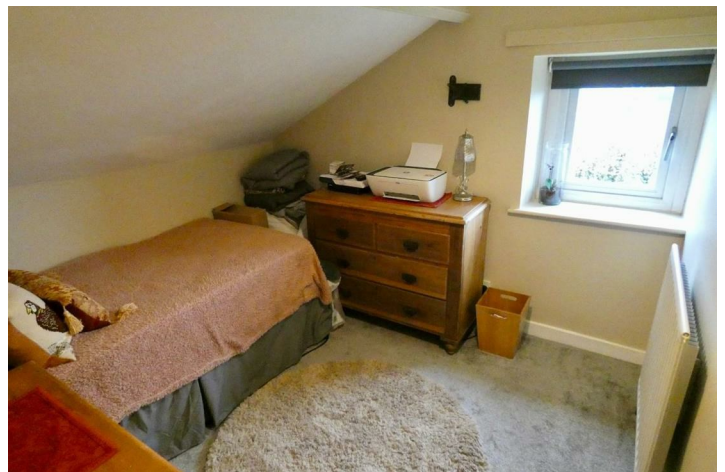
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

# Floorplan



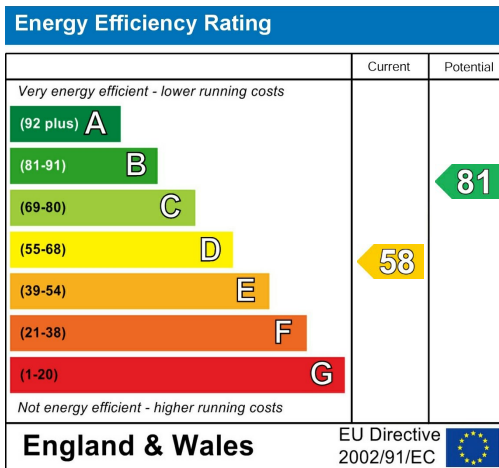
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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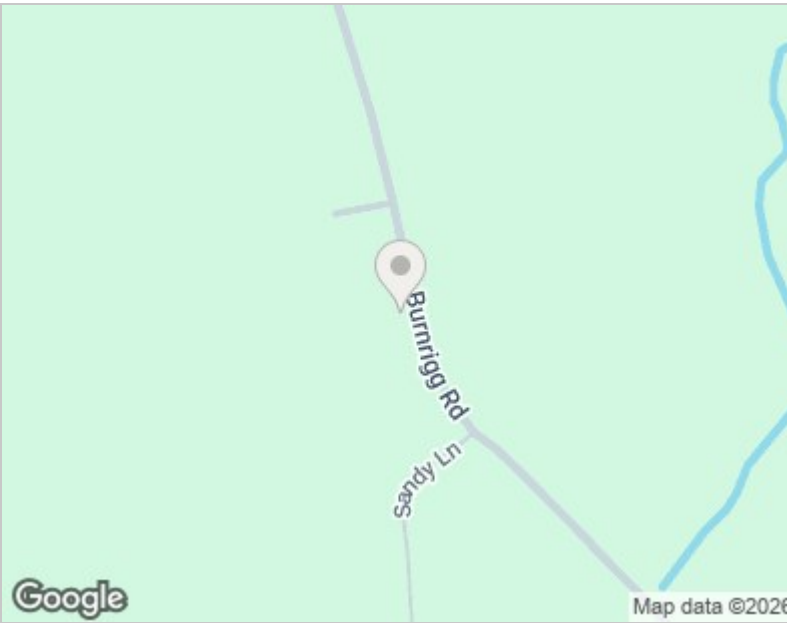
## Energy Efficiency Graph



## 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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