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HUNTERS[®]

Whins Close

Heads Nook, Brampton, CA8 9AT

Guide Price £525,000



- Outstanding, Detached Family Home in a Prime Village Location
- Spacious Lounge with Wood-Burning Stove & Bi-Folding Doors
- Ground Floor Master Bedroom Suite with Bay-Window, Dressing Room & Luxurious En-Suite
- Off-Street Parking & Detached Garage with Electric Door
- Established Woodland with Seasonal Bulbs
- High Specification & Exceptional Presentation Throughout
- Contemporary Dining Kitchen with Bespoke Kitchen, Dining Area & Bi-Folding Doors
- Three Double Bedrooms & Fabulous Family Bathroom to the First Floor
- Meticulously Established and Maintained Gardens
- EPC - B

Tel: 01228 584249

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This outstanding four-bedroom detached family home enjoys a prime position within Heads Nook, offering an exceptional standard of living that beautifully balances luxury, comfort, and practicality. Finished to a high specification and presented in immaculate order, the property showcases superb craftsmanship, thoughtful design, and an effortlessly stylish aesthetic.

At the heart of the home is a beautifully appointed dining kitchen, featuring a bespoke kitchen, generous dining area, and bi-folding doors that flood the space with natural light and create a seamless connection to the meticulously established and well-maintained gardens. Complementing this, a spacious lounge provides a warm and inviting retreat, complete with a wood-burning stove and further bi-folding doors that enhance the indoor-outdoor flow. Underfloor heating throughout the ground floor adds a modern luxury, while a convenient downstairs WC and utility room bring welcome practicality. A particular highlight is the impressive ground floor master bedroom suite with bay window, dedicated dressing room, and luxurious en-suite, creating a private sanctuary away from the main living areas. Upstairs, three double bedrooms are served by a fabulous family bathroom, complete with a statement freestanding bathtub, offering both style and comfort in equal measure.

Outside, the home continues to impress with ample off-street parking and a detached garage with an electric door. The gardens have been thoughtfully established and meticulously maintained, with the current owners adding carefully chosen planting to provide seasonal interest, colour, and texture throughout the year. Beyond the formal garden, established woodland forms a wonderfully natural backdrop, enhanced by seasonal bulbs that add charm and colour while heightening the sense of seclusion and tranquillity. Beautifully appointed and ready to enjoy, this is a home that delivers refined modern living in a most desirable village location.

Utilities, Services & Ratings:

Gas Central Heating and Double Glazing Throughout.
EPC - B and Council Tax Band - E.

Heads Nook is a delightful small village, just outside the historic market town of Brampton and within easy reach of Carlisle. Set amid attractive rolling countryside along the banks of the River Eden, Heads Nook combines peaceful rural charm with a friendly community spirit and scenic walking opportunities right on its doorstep, including routes linking out towards Hadrian's Wall and the surrounding Eden Valley landscape. The village itself features local highlights such as the traditional pub The Coach House, a village hall hosting social events and activities, and charming country accommodation options including well-reviewed self-catering cottages and luxury holiday homes set in gardens and woodland for visitors and residents alike. Nearby Brampton and Carlisle provide broader amenities including supermarkets, shops, cafés, schools, health services and cultural attractions, while transport links are practical for countryside living. The A69 and M6 offer swift road connections east and west, regular local buses serve the area, and Carlisle's rail services connect to destinations across northern England and Scotland, making Heads Nook an appealing choice for those seeking village life with excellent regional access.

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GROUND FLOOR:

HALLWAY

Entrance door from the front with a double glazed size-panel window, internal double-doors to the dining kitchen, internal single doors to the lounge and master bedroom, tiled flooring with underfloor heating, stairs to the first floor landing, and an under-stairs cupboard with lighting internally.

LOUNGE

Double glazed window to the front aspect, double glazed bi-folding doors to the rear garden, feature inset multi-fuel stove with hearth and mantle, and tiled flooring with underfloor heating.

DINING KITCHEN

Kitchen Area:

Contemporary fitted kitchen with central island, complete with fitted base, wall, drawer and tall units with stone worksurfaces and matching upstands above. Integrated eye-level electric double oven, five-burner gas hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated wine cooler, inset one and a half bowl stainless steel sink with mixer tap, recessed spotlights, under-counter lighting, plinth spotlights, tiled flooring with underfloor heating, internal door to the utility room, and double glazed bi-folding doors to the rear garden.

Dining Area:

Double glazed window to the rear aspect, and tiled flooring with underfloor heating.

UTILITY ROOM

Fitted wall units, fitted stone worksurface with matching upstands, space and plumbing for a washing machine, space for a tumble drier, wall-mounted and enclosed gas boiler, recessed spotlights, loft-access point, tiled flooring with underfloor heating, internal door to the WC/cloakroom, and an external door to the rear garden.

WC/CLOAKROOM

Two piece suite comprising a WC and wall-mounted wash hand basin. Part-tiled walls, tiled flooring with underfloor heating, recessed spotlights, extractor fan, and an obscured double glazed window.

MASTER BEDROOM, DRESSING ROOM & EN-SUITE

Master Bedroom:

Double glazed bay window to the front aspect, internal double-doors to the dressing room, and underfloor heating.

Dressing Room:

Extensive fitted wardrobes, tiled flooring with underfloor heating, internal door to the en-suite shower room, and a double glazed window to the front aspect.

En-Suite:

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring with underfloor heating, recessed spotlights, extractor fan, built-in cupboard, and an obscured double glazed window.

FIRST FLOOR:

LANDING

Stairs up from the ground floor hallway with a galleried landing, internal doors to three bedrooms and family bathroom, recessed spotlights, radiator, loft-access point, double glazed Velux window,

and two cupboards. One cupboard as an airing cupboard with lighting, shelving and water-tank internally, and the second cupboard with lighting internally.

BEDROOM TWO

Double glazed window to the front aspect, and a radiator.

BEDROOM THREE

Double glazed window to the front aspect, and a radiator.

BEDROOM FOUR

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

FAMILY BATHROOM

Four piece suite comprising a WC, wall-mounted vanity unit with countertop wash basin, freestanding bathtub with freestanding taps and hand shower attachment, and a shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, chrome towel radiator, recessed spotlights, extractor fan, and a double glazed Velux window.

EXTERNAL:

To the front of the property is a substantial garden, predominantly laid to lawn, enjoying an outlook over a pond with open fields beyond. A block-paved driveway provides parking for numerous vehicles, along with access to the detached garage and an access gate through to the rear garden. To the rear is an enclosed and thoughtfully landscaped garden, featuring a neat lawn, a timber summerhouse with power and internal lighting, a patio area with an aluminium-and-glass veranda over, and a pedestrian access door directly into the garage.

The gardens and grounds have been carefully planted and maintained over the years, with a wide range of shrubs, herbaceous perennials, bulbs, ornamental trees and marginal planting. Established borders frame the lawns, with over 50 roses of various types, along with a selection of additional plants and trees, including willows to provide height and architectural interest. Situated to the south-west of the property, adjacent to the front garden, is an area of established and mature woodland extending to approximately 1.25 acres. The woodland is accessed via a pedestrian gate at the bottom of the front garden and descends away from the property towards the Cairn Beck, offering a succession of colour throughout the seasons, including snowdrops, wild daffodils and bluebells. The woodland has not been measured and therefore the above figure is an approximation.

DETACHED GARAGE

Detached double garage complete with electric roller garage door, pedestrian access door, power and lighting internally.

WHAT3WORDS:

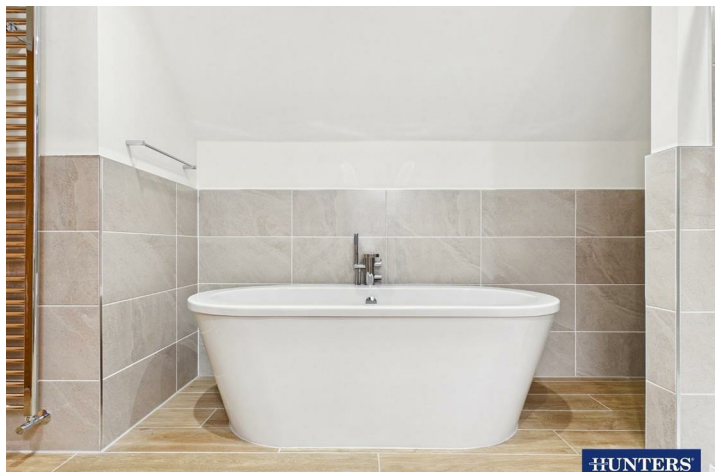
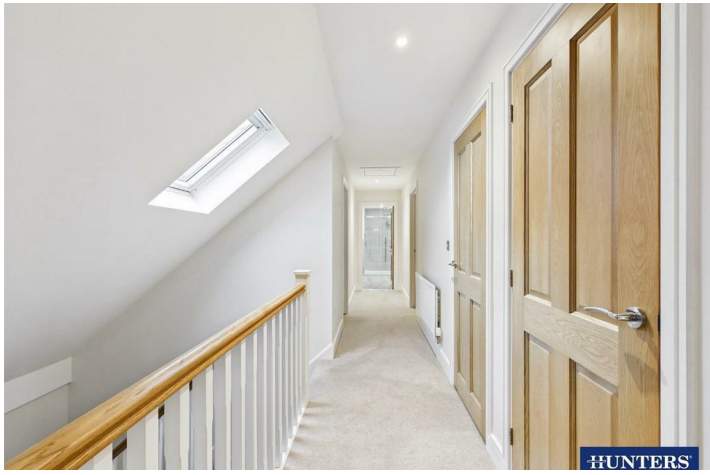
For the location of this property, please visit the What3Words App and enter - nipped.breath.housework

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.

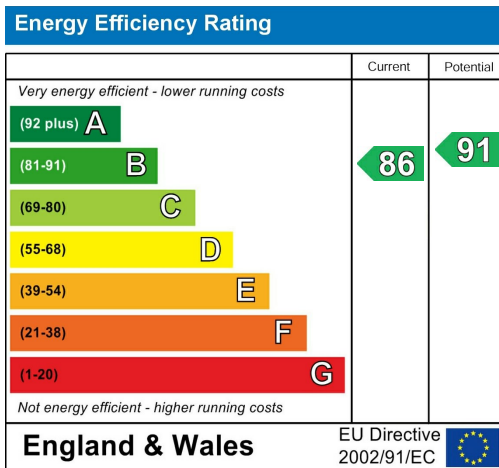
Floorplan







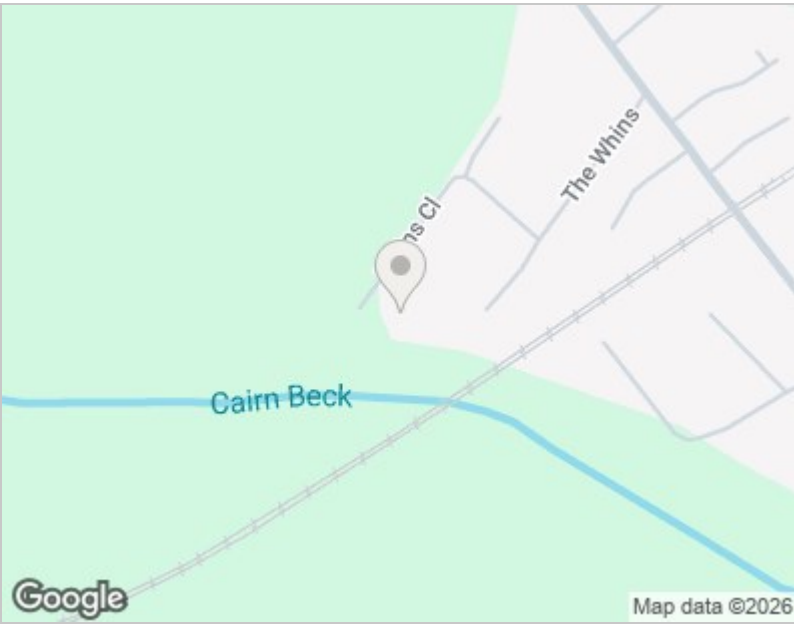
Energy Efficiency Graph



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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