

HUNTERS[®]

HERE TO GET *you* THERE



Tarn End

Talkin, Brampton, CA8 1BF

Offers Over £350,000



- Outstanding Two-Bedroom Cottage within an Exclusive Development
- Luxurious & High Specification Finish Throughout
- Bright & Light Living Room with Bi-Folding Doors & Feature Electric Fire
- Private Patio directly outside the Living Room, with Tarn Views
- Two Residents Parking Permits in the Tarn End Carpark
- Exceptional Location on the Edge of Talkin Tarn, with Private Residents Jetty
- Bespoke Kitchen with Integrated Appliances & Granite Worksurfaces
- Two Double Bedrooms, Both with Luxurious En-Suites
- Beautifully Landscaped & Immaculately Maintained Communal Gardens
- EPC - C

Tel: 01228 584249

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This beautifully presented two-bedroom cottage is peacefully nestled within a stunning landscaped setting on the shore of Talkin Tarn, forming part of an exclusive and meticulously converted former hotel. This property offers an ideal opportunity for those seeking a low-maintenance main residence, a luxurious second home, or a lucrative holiday let investment.

Every aspect of the conversion has been carefully considered to provide the ultimate in comfort and elegance, featuring high-specification fixtures and fittings throughout, underfloor heating across the ground floor, a contemporary two-tone kitchen designed for both style and functionality, and luxurious en-suite bathrooms that add a touch of indulgence to the bedrooms. Inside, the home boasts a neutrally decorated, bright, and welcoming interior where the fabulous open-plan kitchen and dining room flows seamlessly into the living room, enhanced by impressive bi-folding doors that open directly onto a private patio area, allowing the indoors to effortlessly connect with the tranquil surroundings. To the first floor, two generous double bedrooms await, each thoughtfully designed and complemented by their own elegant en-suite facilities, providing comfort and privacy for both residents and guests alike.

The communal gardens are beautifully landscaped and meticulously maintained, offering multiple seating areas for relaxation and enjoyment. Residents benefit from direct access to Talkin Tarn and a private jetty exclusively for their use, while to the front, the cottage enjoys a charming courtyard setting, adding further outdoor appeal. Practicality is assured with the inclusion of two resident parking permits for use within the Tarn End Car Park, making everyday living both convenient and straightforward.

This charming cottage perfectly balances sophisticated living with a serene setting, offering an exceptional lifestyle opportunity within this exclusive development on the edge of Talkin Tarn.

GROUND FLOOR:

Underfloor heating throughout the ground floor.

KITCHEN & DINING AREA

Kitchen Area:

A contemporary fitted kitchen with central island, comprising a range of two-tone base, wall, drawer and tall units with granite worksurfaces and tiled splashbacks above. Integrated electric double oven, electric hob, extractor unit, integrated fridge freezer, integrated dishwasher, integrated wine cooler, inset one-bowl sink with boiling-water and mixer tap, recessed spotlights, under-counter lighting, double glazed window to the front aspect, internal door to the utility room, and an entrance door from the front courtyard.

Dining Area:

Opening to the living area, recessed spotlights, and stairs to the first floor landing with an under-stairs cupboard.

LIVING AREA

Double glazed bi-folding doors to the rear garden, recessed spotlights, and a feature inset electric fire.

UTILITY ROOM

Fitted base and tall units with worksurface and tiled splashbacks above. Space and plumbing for a washing machine, recessed spotlights, tiled flooring, and an internal door to the WC/cloakroom.

WC/CLOAKROOM

Two piece suite comprising a WC and vanity unit with wash hand basin. Tiled splashbacks, tiled flooring, recessed spotlights, and an extractor fan.

FIRST FLOOR:

LANDING

Stairs up from the ground floor dining area, internal doors to two bedrooms, and a loft-access point.

BEDROOM ONE & EN-SUITE

Bedroom One:

Double glazed window to the rear aspect, radiator, recessed spotlights, and an internal door to the en-suite shower room.

En-Suite:

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a walk-in shower enclosure benefitting a mains shower with rainfall shower head and wand. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights, and an extractor fan.

BEDROOM TWO & EN-SUITE

Bedroom Two:

Double glazed window to the front aspect, radiator, recessed spotlights, and an internal door to the en-suite bathroom.

En-Suite:

Three piece suite comprising a WC, wall-mounted vanity unit with wash basin, and a bathtub benefitting a mains shower with rainfall shower head and wand over. Part-tiled walls, tiled flooring, chrome towel radiator, LED mirror, recessed spotlights, extractor fan, and a double glazed Velux window.

EXTERNAL:

To the rear of the property is a private-use paved seating area, which is positioned directly outside the living room bi-folding doors. The development includes landscaped and beautifully maintained communal gardens, with multiple seating areas, pathways and phenomenal views over the tarn. Additionally, there is a private jetty for exclusive use by the residents of Tarn End. The property benefits two parking permits for use within the Tarn End carpark, located directly opposite Tarn End.

WHAT3WORDS:

For the location of this property, please visit the What3Words App and enter - hires.sprint.fragments

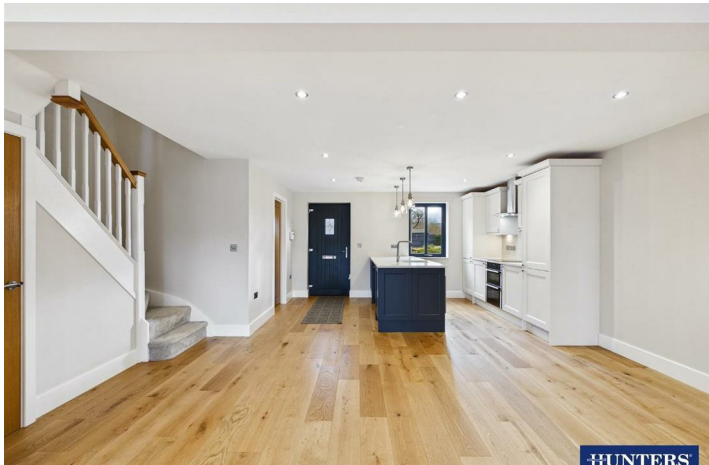
AML DISCLOSURE:

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.

AGENTS NOTE:

A service charge of approximately £2200 per annum is payable, which includes the accounts, garden maintenance, buildings insurance, window cleaning, sewage tank services, security CCTV patio/path cleaning, gutter maintenance, and fence painting.

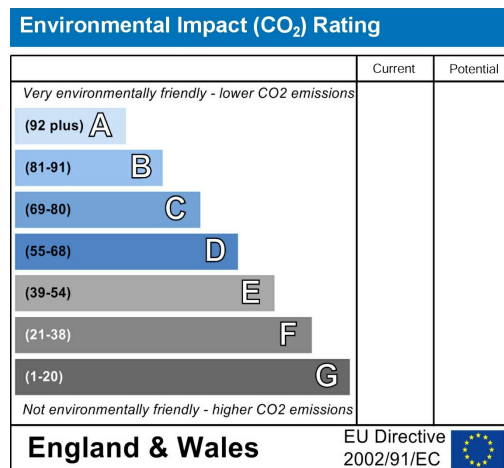
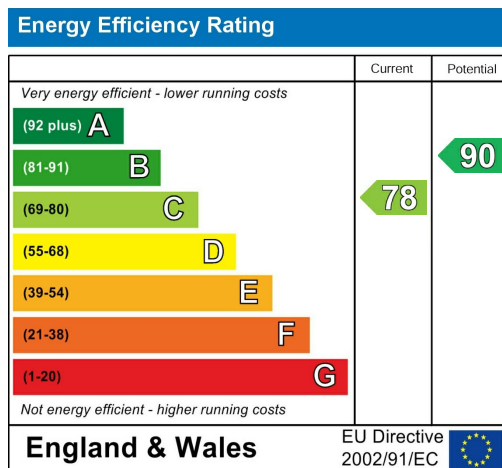
Floorplan







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



Located close to the picturesque village of Talkin, on the edge of the North Pennines AONB, Tarn End enjoys a rural setting while remaining within easy reach of a wealth of amenities and excellent transport links. Just a short drive away lies the welcoming Blacksmiths Arms, a true hub of the community where residents gather to socialise and relax. Travel connections are convenient, with a local bus route linking Talkin to the nearby town of Brampton and the villages of Corby Hill and Warwick Bridge, with further services extending towards Hexham and Carlisle. The market town of Brampton itself offers a wide range of amenities including a doctor's surgery, shops, a bank, post office, public houses, and both primary and secondary schools. The A69 can be reached in around five minutes, while junctions 43 and 44 of the M6 are approximately a 15-minute drive away. For lovers of the outdoors, Brampton Golf Club, described as the "Jewel of Cumbria" is only a five-minute drive and offers a first-class 18-hole course with breathtaking panoramic views. Hadrian's Wall is accessible within ten minutes, and the Lake District National Park lies just half an hour away. Scenic walks are plentiful right on the doorstep, including Talkin Tarn, an outstanding area for a morning stroll or wander with friends and family.



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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