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STATION HOTEL & POLTROSS COTTAGE, GILSLAND

£165,000

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Poltross Cottage is a charming two-bedroom cottage combining traditional character with practical modern living. The property features a spacious open-plan lounge and dining area with an attractive inglenook fireplace and multi-fuel stove, alongside a well-appointed kitchen with French doors opening onto the rear patio.

Upstairs are two generous double bedrooms, with the principal bedroom benefiting from exposed beams and the second bedroom offering an en-suite bathroom. Outside, there is courtyard parking for two vehicles, a stone-flagged rear patio, useful wood storage, and secure gated and fenced boundaries with access to the rear lane.

Located in the picturesque village of Gilsland, Cumbria, the properties sit within a popular rural community close to Hadrian's Wall and the surrounding countryside. The area benefits from a range of local amenities and excellent transport links via the A69 corridor, with both Brampton and Haltwhistle within easy reach for everyday shopping and services.

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Poltross Cottage is approached via a large entrance porch, providing useful space for utility appliances, the boiler, additional storage, and a seating area. From here, the property leads into the hallway, where stairs rise to the first floor, and through to the open-plan lounge.

The lounge is full of character, featuring an attractive inglenook fireplace with a multi-fuel stove, wooden flooring, and a useful storage cupboard. From the lounge, there is direct access to the dining area and well-appointed kitchen, which is fitted with a range of base and wall-mounted units, space for appliances, and an integrated extractor. French doors provide access to the rear patio area.

On the first floor are two generously proportioned double bedrooms. The principal bedroom benefits from attractive exposed beams and access to the bathroom, which is fitted with a shower cubicle, WC, and pedestal wash basin.

The second bedroom is another good-sized double and benefits from an en-suite bathroom, fitted with a bath with shower attachment, partially tiled walls, WC, and pedestal wash basin.

Externally, Poltross Cottage benefits from courtyard parking for two vehicles. To the rear is a stone-flagged patio, together with wood storage and the oil tank. The property also benefits from gated and fenced boundaries, with access onto the rear lane.

Please note the EPC ratings are as follows:
Poltross Cottage – EPC Rating D (67)



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D

