

# HUNTERS<sup>®</sup>

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## High Close

Talkin, Brampton, CA8 1LD

Guide Price £500,000



- Spacious & Detached Stone House
- Highly Versatile Home
- Three Double Bedrooms (Two on the Ground Floor)
- Generous Gardens including a Beautiful Rear Patio enjoying the Expansive Views
- Oil Central Heating & Double Glazing
- Stunning Rural Location with Elevated Panoramic Views
- Multiple Spacious Reception Rooms
- Large Family Bathroom, One En-Suite & One WC/Cloakroom
- Off-Road Parking for Four/Five Vehicles plus a Detached Double Garage
- EPC - F

Tel: 01228 584249

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Guide Price £500,000



Set in a stunning rural position with commanding, elevated panoramic views over Talkin Tarn and the surrounding fells, High Close offers a rare opportunity to own a beautifully positioned and highly versatile home, complete with generous gardens, ample off-road parking, and a detached double garage. The stone-built property is arranged perfectly for flexible living needs. The spacious interior includes multiple inviting reception rooms and three double bedrooms, two of which are positioned on the ground floor. The main living room showcases elegant parquet flooring and panoramic views along with a cosy and characterful sitting room which features exposed beams. Furthermore, an additional room off the sitting room offers true versatility, either as a study, fourth bedroom or retained as a reception room that opens out to a private courtyard. The three bedrooms are all generously proportioned, with one benefiting from its own en-suite, making the layout ideal for families, guests, or single-level living. Outside, a large patio spans the rear of the property, perfectly placed to enjoy the breathtaking scenery. The gardens are complemented by a detached double garage and generous, gated off-road parking. Whether you're looking for a peaceful home, a weekend escape, or a base to explore the Cumbrian countryside, High Close delivers space, character, and a truly enviable setting.

The accommodation, which has oil central heating and double glazing throughout, briefly comprises a hallway, living room, kitchen, sitting room, study/bedroom four, utility room, two double bedrooms, en-suite, WC/cloakroom and a rear hall to the ground floor with a landing, double bedroom and bathroom to the first floor. Externally there is off-road parking, detached double garage and gardens to the front and rear. EPC - F and Council Tax Band - E.

Located close to the picturesque village of Talkin on the edge of the North Pennines AONB, High Close is nestled within a rural setting yet within easy reach of a wealth of amenities and transport links. Within a short drive or peaceful walk, you have the wonderful Blacksmiths Arms public house, an excellent hub for the community to gather, socialise and relax. Heading out of the village is easy, with a bus route that connects from the neighbouring village of Talkin through to the neighbouring towns of Brampton, Corby Hill/Warwick Bridge, with further access towards Hexham and Carlisle. The market town of Brampton boasts many amenities including doctors surgery, shops, bank, post office, public houses and both primary and secondary schools. Access to the A69 within five minutes with the M6 motorway J43/J44 being within a 15 minute drive. For those who love the great outdoors, Brampton Golf Club is within a five minute drive, described as the 'Jewel of Cumbria' the 18-hole course offers a first class experience with stunning panoramic views. Furthermore, Hadrian's Wall is accessible within ten minutes and the Lake District National Park within thirty minutes. Endless hours of beautiful walks and landscapes are available on the doorstep, including Talkin Tarn which is directly accessible via foot from Farlam village, perfect for a morning stroll.

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## GROUND FLOOR:

### HALLWAY & INNER HALL

Hallway:

Entrance door from the front courtyard, archway to the kitchen, internal doors to the living room, utility room and inner hall, radiator and tiled flooring.

Inner Hall:

Internal doors to bedroom one and the WC/cloakroom, and a loft-access point.

### LIVING ROOM

Four double glazed windows to the rear aspect, radiator and an open fireplace.

### KITCHEN

Fitted base, wall and drawer units with worksurfaces and tiled splashbacks above. 'Leisure' range cooker, extractor unit, integrated dishwasher, one and a half bowl sink with mixer tap, tiled flooring, recessed spotlights, radiator, double glazed patio doors to the rear garden, two double glazed windows to the front aspect and an internal door to the sitting room.

### SITTING ROOM

Stairs to the first floor landing, internal doors to the study/bedroom four, bedroom two and rear hall, stove with feature stone chimney breast, two radiators, exposed beams to the ceiling and a double glazed window to the rear aspect.

### STUDY/BEDROOM FOUR/RECEPTION ROOM

Two radiators, double glazed window to the side aspect and an external door to the side elevation.

### BEDROOM ONE & EN-SUITE

Bedroom:

Double glazed window to the front aspect, radiator, two built-in wardrobes/cupboards and an internal door to the en-suite.

En-Suite:

Three piece suite comprising a vanity WC and wash basin combination unit, and a walk-in wet room shower with mains shower unit. Fully-boarded walls, chrome towel radiator, recessed spotlights, extractor fan and a double glazed window to the front aspect.

### BEDROOM TWO

Double glazed patio doors to the rear garden, radiator and a loft-access point.

### UTILITY ROOM

Tiled flooring, double glazed window to the rear aspect, freestanding oil boiler, space and plumbing for a washing machine and space for a fridge freezer.

### WC/CLOAKROOM

WC, wash basin, radiator, built-in cloak cupboard and an obscured double glazed window.

## REAR HALL

Entrance door from the rear garden, internal door to the sitting room, tiled flooring and two single glazed windows.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor sitting room, internal doors to bedroom three and bathroom, and a loft-access point.

### BEDROOM THREE

Double glazed window to the front aspect, double glazed window to the side aspect, two radiators, fitted bedroom furniture including wardrobes, over-bed unit and drawers, and a loft-access point.

### BATHROOM

Three piece suite comprising a WC, vanity wash basin and large bathtub. Part-tiled walls, electric heater, two double glazed windows to the rear aspect and a built-in cupboard housing the water cylinder.

### EXTERNAL:

Front Garden & Driveway:

Accessing the plot via a five-bar timber gate, with side pedestrian access gate, to a large gravelled area of off-road parking. Access from here into the detached double garage, with cobbled pathway to the front door and to the rear garden. Directly in front of the property is a generous area of mature woodland.

Rear Garden:

Benefitting a large paved seating area, which extends the full width of the rear of the property and benefitting the far-reaching views along with a large lawned garden which includes a range of mature trees throughout.

### DETACHED GARAGE

Two manual up and over garage doors, pedestrian access door, four single glazed windows, power and lighting.

### WHAT3WORDS

For the location of this property please visit the What3Words App and enter - [topmost.bounding.spiking](https://www.what3words.com/topmost.bounding.spiking)

### 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.

### PLEASE NOTE

The property is serviced via a private septic tank, which is situated on land not forming part of this title.

## Floorplan



Ground Floor Building 1



**Floor 1** Building 1

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Approximate total area<sup>(1)</sup>1790 ft<sup>2</sup>166.2 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

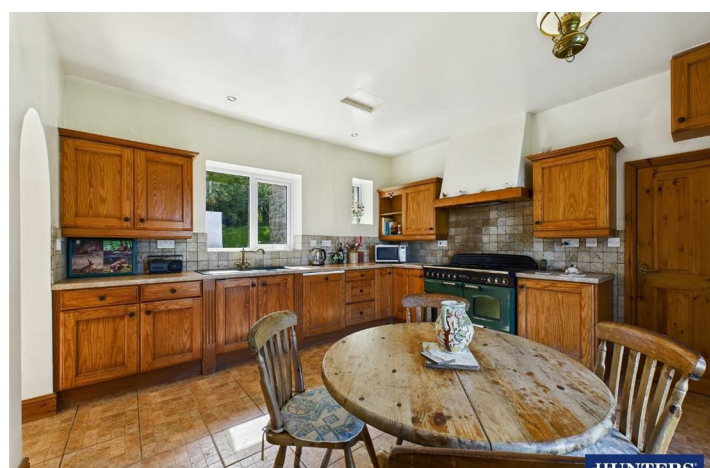
Reduced headroom

Below 5 ft/1.5 m

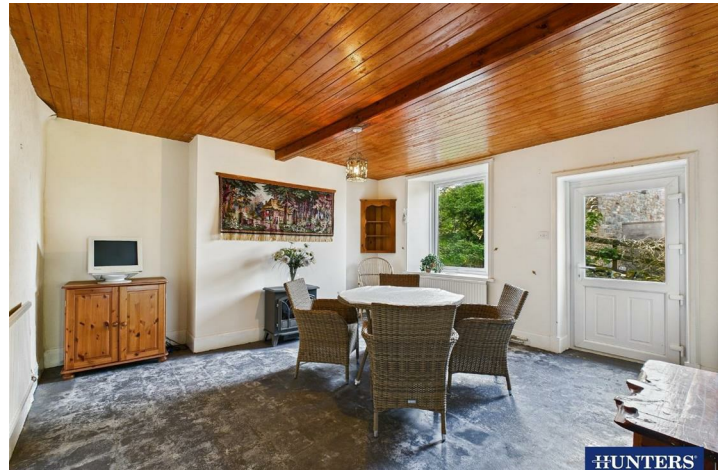
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





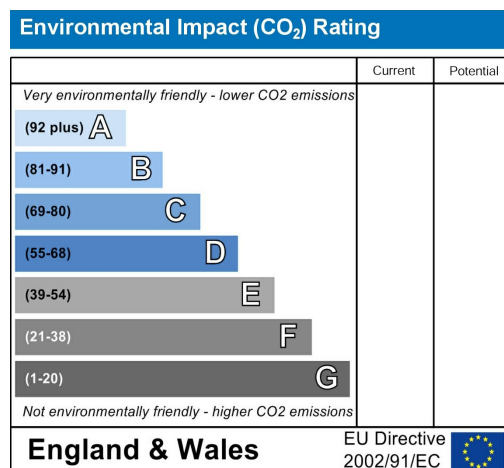
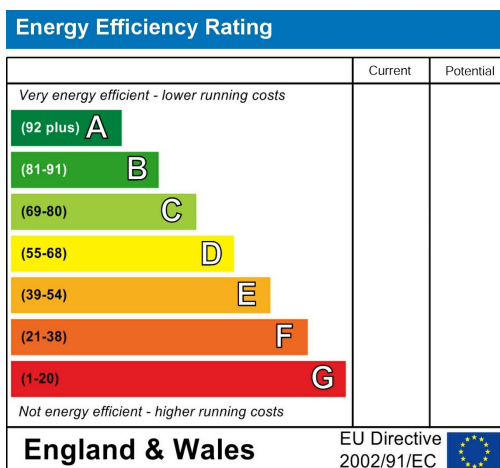






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## Energy Efficiency Graph



## Viewing

Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.

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Road Map



Hybrid Map



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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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