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PENNINE ROAD, HALTON-LEA-GATE, BRAMPTON

Price Guide £170,000


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Brunton Residential are thrilled to bring to the market this excellent two-bedroom end-terrace property, which has been refurbished to a high standard throughout by the current owners. Combining modern kirky interiors with practical features, the property offers an appealing home for first-time buyers, couples or those looking to downsize.

The accommodation is well presented throughout, with a fresh, contemporary feel that allows prospective purchasers to move straight in and enjoy. Further benefits include solar panels, offering the potential for improved energy efficiency, and a generous garden providing excellent outdoor space for relaxing, entertaining or enjoying time with family and friends.

Occupying an end-terrace position, the property offers a fantastic opportunity for buyers seeking a well-maintained home with attractive outdoor space and modern improvements already in place. Early viewing is highly recommended to fully appreciate the standard of presentation and the space on offer.

Pennine Road is situated in the hamlet of Halton-Lea-Gate, between the Cumbrian market towns of Brampton and Alston, on the A689. Nestled in the foothills of the North Pennines Area of Outstanding Natural Beauty, the area offers stunning countryside walks right on the doorstep. The property is ideally positioned for access to local amenities, with both Brampton and Haltwhistle approximately a 15-minute drive away. A bus stop is also conveniently located just outside the property, providing direct routes to William Howard High School and Haltwhistle.

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The accommodation at Periwinkle Cottage comprises an entrance porch leading through to the main living area, which features dual-aspect windows, exposed wooden beams and stairs to the first floor, with useful storage beneath. The chimney has been reinforced and fitted with a new flue, providing a focal point for the wood-burning stove and adding character to the space.

From the living area, there is access to a ground-floor shower room, fitted with bespoke cabinetry incorporating a wash hand basin and useful storage beneath, decorative tiling, a large walk-in shower and WC.

The kitchen is compact yet thoughtfully designed to maximise the available space, with a careful balance of bespoke cabinetry and open shelving. There is a Belfast sink, an integrated oven and hob with extractor fan, alongside space for additional appliances.

Leading from the kitchen is a garden room, providing further versatile living space with room for a table and chairs. A door opens directly onto the side garden, creating a pleasant connection between the indoor and outdoor spaces.

To the first floor, there is a double bedroom with dual-aspect windows, allowing plenty of natural light, together with a smaller room currently utilised as a dressing room.

One of the standout features of Periwinkle Cottage is its generous plot, understood to be one of the largest on Pennine Road. The gardens offer a variety of established planting, including flower beds, shrubs and a selection of plants, alongside pathways leading through the different areas of the garden.

The outdoor space is particularly well equipped for those with an interest in gardening or growing their own produce, benefiting from a polytunnel, greenhouse, shed and summer house. There is also a chicken run, together with a substantial garage providing useful storage or workshop potential.

Periwinkle Cottage has undergone a huge number of significant improvements, including damp proofing, a full rewire and the installation of a new heating system, with night storage heaters. Solar panels with battery have also been installed to both the front and rear of the property, providing an additional energy-efficient feature.





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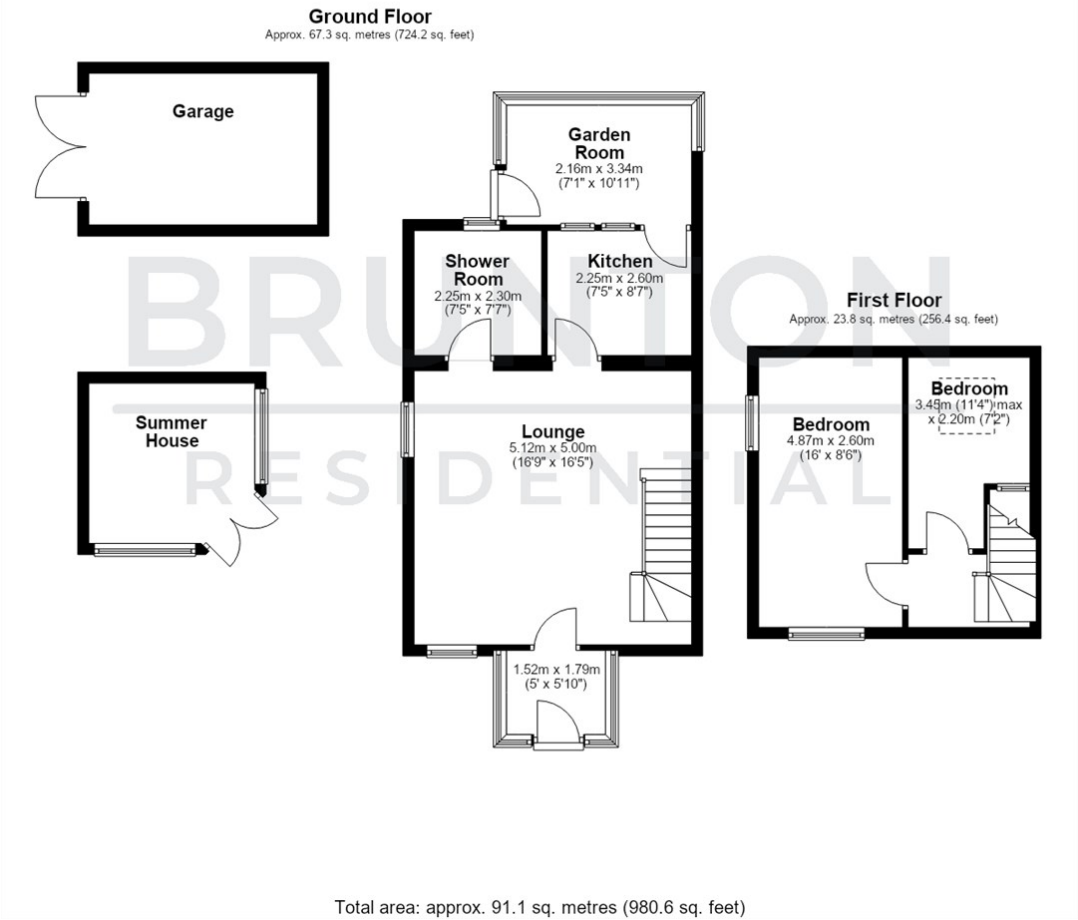
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 91.1 sq. metres (980.6 sq. feet)



