



## 3 Chapelburn Cottages

Low Row, Brampton, CA8 2LZ

Guide Price £195,000



- No Onward Chain
- Tranquil Location in the Countryside
- Spacious Living Room with Wood-Burning Stove
- Two Double Bedrooms
- Low-Maintenance Rear Garden

- Charming Mid-Terraced Cottage
- Period Features including Timber Doors & Exposed Beams in the Main Bedroom
- Modern Dining Kitchen with Bi-Folding Doors
- Contemporary Family Shower Room
- EPC - E

# 3 Chapelburn Cottages

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NO CHAIN – Offered to the market in a well-presented, neutrally decorated condition throughout, this charming two-bedroom mid-terraced cottage is peacefully situated within the Cumbrian countryside, a short distance from Low Row and Brampton. The property offers an attractive blend of retained period features and modern finishes. Internally, the accommodation includes a generous living room with wood-burning stove, alongside a modern fitted dining kitchen featuring ample work surfaces, generous cabinetry, and impressive bi-folding doors that open directly onto the rear garden. Upstairs, there are two double bedrooms, complemented by a large family shower room. Externally, the rear garden enjoys wonderful views across neighbouring fields and benefits from a block-paved seating area, a timber summerhouse, and a tiered gravelled garden. This is a fantastic and versatile property that will appeal to a wide range of buyers. Contact Hunters today to arrange your viewing.

## Utilities, Services & Ratings:

Part Electric Heating and Double Glazing Throughout.

EPC - E and Council Tax Band - A.

Low Row is a charming rural hamlet set in open Cumbrian countryside, offering a peaceful village atmosphere while remaining conveniently close to everyday amenities. The historic market town of Brampton is just a short drive away and provides a good range of independent shops, cafés, pubs, a supermarket, primary schools, medical facilities and regular local markets, with further leisure opportunities at nearby Talkin Tarn and along Hadrian's Wall. The cathedral city of Carlisle lies to the west, offering extensive shopping, dining, cultural attractions and secondary education, while the A69 gives direct east-west access towards Newcastle upon Tyne. For commuters and longer journeys, Brampton railway station provides regular services on the Carlisle-Newcastle line, and local bus routes link surrounding villages, making Low Row an ideal location for those seeking countryside living with strong connections to nearby towns and cities.

## GROUND FLOOR:

### PORCH

Entrance door from the front, internal door to the hallway, and two double glazed windows to the front aspect.

### HALLWAY

Internal door to the living room, and stairs to the first floor landing.

### LIVING ROOM

Double glazed window to the front aspect, wood-burning stove, opening to the dining kitchen, and an under-stairs cupboard with lighting internally.

### DINING KITCHEN

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces, upstands and tiled splashbacks above. Integrated eye-level double oven, electric hob, extractor unit, integrated slimline dishwasher, integrated washing machine, integrated fridge freezer, space for a tumble drier, one bowl stainless steel sink with mixer tap, electric wall heater, tiled flooring, two double glazed windows to the rear aspect, and double glazed bi-folding doors to the rear garden.

## FIRST FLOOR:

### LANDING

Stairs up from the ground floor hallway, internal doors to two bedrooms and shower room, loft-access point, and a storage cupboard housing the water cylinder.

### BEDROOM ONE

Double glazed window to the front aspect, electric wall heater, exposed floorboards, vaulted ceiling with exposed beams, and a retained decorative fireplace.

### BEDROOM TWO

Double glazed window to the rear aspect, built-in wardrobe with double doors and electric wall heater.

## SHOWER ROOM

Three piece suite comprising a WC, pedestal wash basin, and walk-in shower enclosure with electric shower unit. Fully tiled walls, tiled flooring, chrome towel radiator, extractor fan, and an obscured double glazed window.

## EXTERNAL:

The tiered rear garden benefits a block paved seating area directly outside the dining kitchen bi-folding doors, low-maintenance gravelled borders with mature trees, a timber summerhouse, external cold-water tap, and an external electricity socket. On-road parking to the front.

## WHAT3WORDS:

For the location of this property please visit the [What 3 Words App](#) and enter - pipes.lakeside.landings

## 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:

The property is serviced via a septic tank, shared between four properties. We have been advised the maintenance and electricity for the septic tank is split between the property owners.



## Floorplan



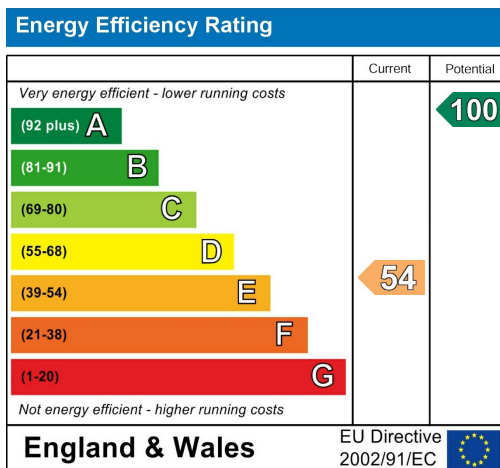








## Energy Efficiency Graph

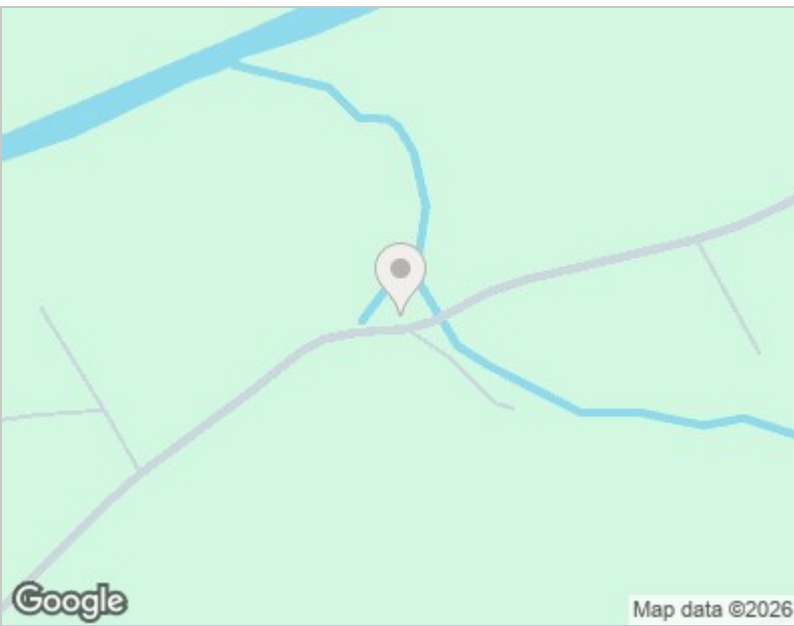


## Viewing

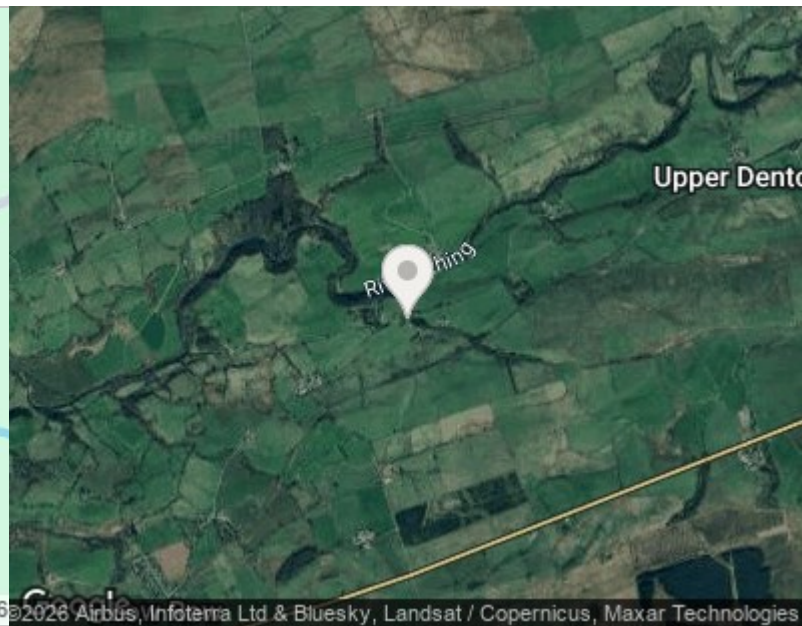
Please contact our Hunters Carlisle & South West Scotland Office on 01228 584249 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map



**HUNTERS**  
HERE TO GET *you* THERE

Tel: 01228 584249



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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR  
Tel: 01228 584249 Email: [centralhub@hunters.com](mailto:centralhub@hunters.com)  
<https://www.hunters.com>

