



Woodlands Station Road, Brampton, CA8 1EX

Guide Price £500,000

PFK

Woodlands Station Road

Occupying a delightful position set well back from the road behind a gated driveway, this exceptional 3/4 bedroom detached bungalow with 3 bathrooms offers a rare combination of beautifully presented accommodation, versatility and magnificent mature gardens extending to an abundance of lawned and woodland areas, with the overall site measuring approximately 0.843 acres. Boasting a commanding high-garden position on Station Road, this home offers spectacular, uninterrupted views of Brampton Ridge and the Scottish horizon. Lovingly maintained and thoughtfully enhanced, the property provides an idyllic lifestyle for those seeking both space and tranquillity, with every aspect enjoying a wonderful connection to its stunning natural surroundings.

The accommodation is flexible, centred around a welcoming hall leading to a living and dining room with feature fireplace with multi-fuel stove, complemented by a further separate sitting room which could equally serve as a ground floor bedroom if required. The well appointed dining kitchen forms the heart of the home, complete with a striking traditional red AGA and ample preparation space, while glazed doors open directly onto a beautiful terrace. This delightful outdoor entertaining area enjoys a particularly private aspect overlooking the gardens, creating a seamless transition between inside and out.





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A ground floor double bedroom and a contemporary shower room complete the principal accommodation, while the first floor provides an impressive bedroom with en suite facilities together with a further room ideal as a home office or bedroom, in addition to a family bathroom, offering excellent flexibility for modern family living.

The gardens are undoubtedly one of the property's finest attributes. Beautifully established and thoughtfully landscaped, they offer extensive lawns interspersed with mature trees, colourful planting and enchanting woodland walks, creating a haven for wildlife including birds, butterflies and other native species. A variety of seating areas provide peaceful spots to relax and enjoy the changing seasons, complemented by a greenhouse, pond, stream, sheds and a raised bed vegetable area, which could alternatively be utilised as hard standing for a caravan. Whether entertaining family and friends on the terrace, enjoying the privacy of the gardens and woodland, or simply admiring the ever changing garden views, the grounds provide an exceptional setting rarely found.





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Approached via a generous driveway providing extensive off-road parking, the property also benefits from a detached garage and enjoys an excellent degree of privacy. Combining the charm of a country retreat with the practicality of versatile accommodation, this is a truly special home offering beautifully presented living spaces in a glorious garden setting that must be experienced to be fully appreciated.

Brampton is a charming market town well located with easy access to the A69 and M6 motorway. Situated just south of the border with Scotland and with panoramic surrounding views of the scenic landscapes of the North Pennines AONB. The town is well known for its historic architecture, local markets and proximity to Hadrian's Wall, an iconic UNESCO World Heritage site. Brampton is only a short distance from the wall, making it a popular base for visitors exploring this ancient Roman frontier, with easy access to significant archaeological sites along the wall. Its location offers both tranquility and rich historical significance.

Directions

Woodlands can be located using the postcode CA8 1EX. Alternatively by using What3Words: [///assess.widen.droplet](https://www.what3words.com////assess.widen.droplet)



Accommodation

Hallway

10' 10" x 5' 9" (3.29m x 1.74m)

Living Room

14' 11" x 12' 1" (4.55m x 3.69m)

Dining Area

11' 4" x 11' 2" (3.45m x 3.40m)

Bedroom 2

10' 8" x 10' 4" (3.25m x 3.14m)

Shower Room

9' 6" x 8' 4" (2.89m x 2.55m)

Sitting Room/Bedroom 4

12' 8" x 12' 1" (3.85m x 3.69m)

Dining Kitchen

16' 7" x 11' 1" (5.06m x 3.38m)

Landing

11' 7" x 7' 9" (3.54m x 2.35m)

Bedroom 1

13' 9" x 13' 0" (4.19m x 3.97m)

En-Suite

6' 11" x 4' 0" (2.12m x 1.21m)

Bedroom 3 / Office

15' 8" x 6' 11" (4.77m x 2.11m)

Bathroom

7' 3" x 6' 11" (2.20m x 2.11m)



Outside

Driveway/Parking

Large gated driveway providing ample parking and leading to:

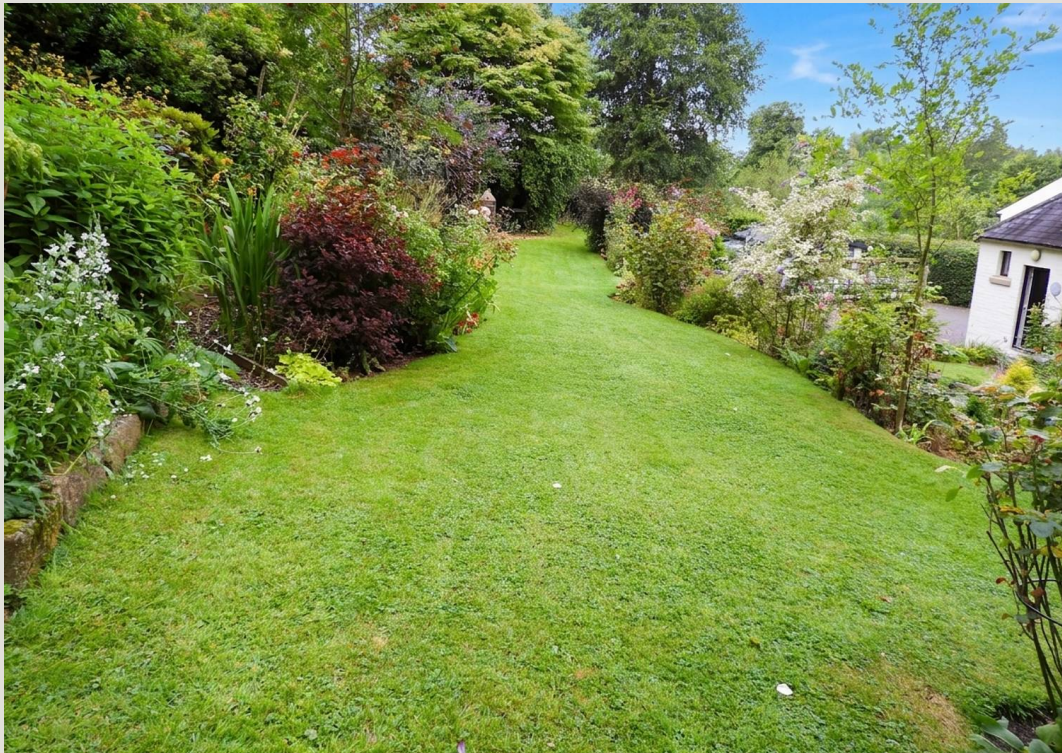
Garage

15' 11" x 9' 8" (4.85m x 2.94m)

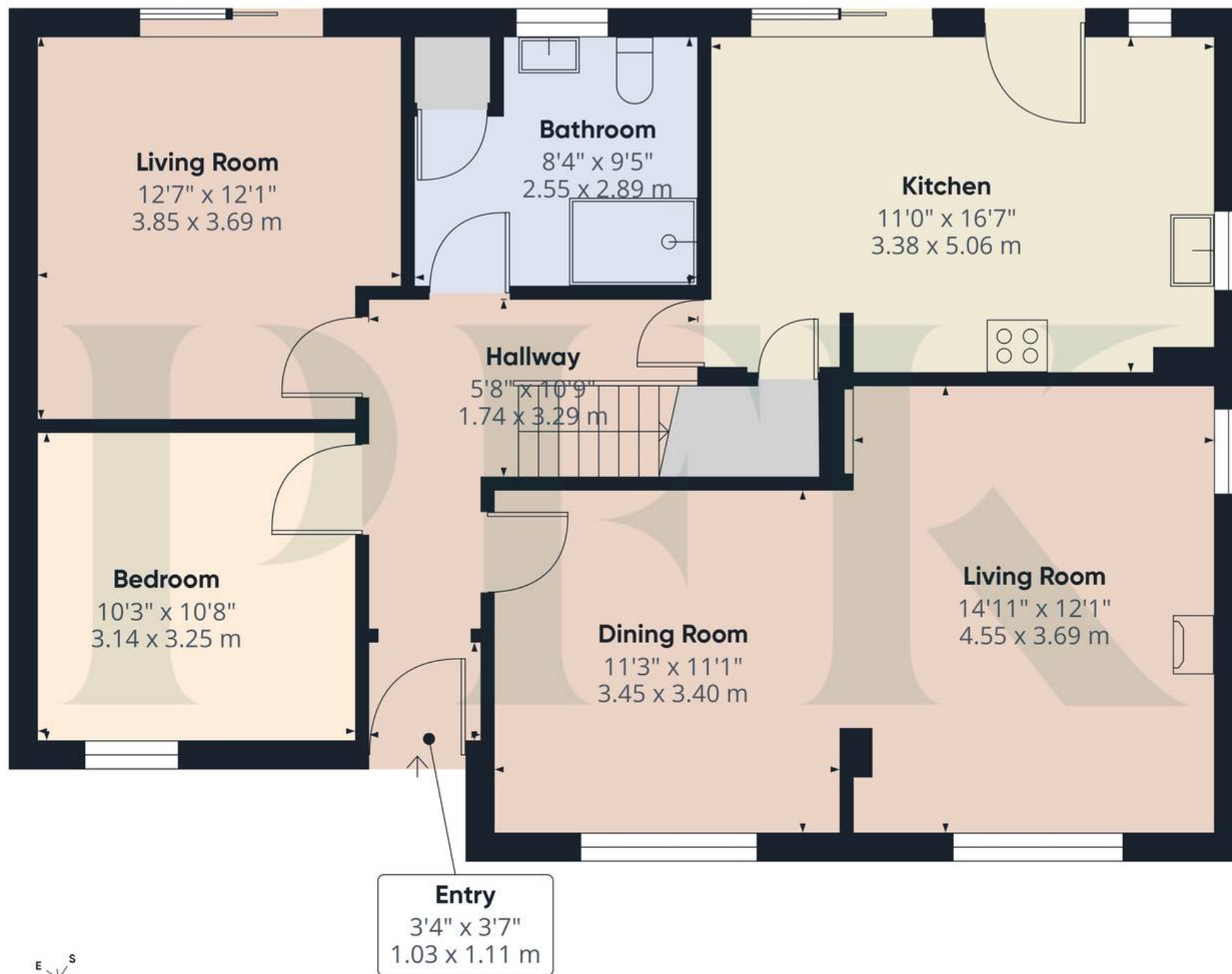
Gardens

The gardens are undoubtedly one of the property's most outstanding features, offering a wonderful combination of beautifully maintained gardens and enchanting natural woodland. Extending to the rear of the property, the grounds provide lawns, mature trees, colourful planting and a variety of thoughtfully positioned seating areas, creating peaceful spaces in which to relax, entertain or simply enjoy the changing seasons. The rear terrace provides the perfect setting for al fresco dining whilst enjoying the privacy and outlook across the gardens. The gardens and woodland create a haven for wildlife, attracting an birds, butterflies and native flora, while meandering pathways invite exploration of this setting.









Approximate total area⁽¹⁾

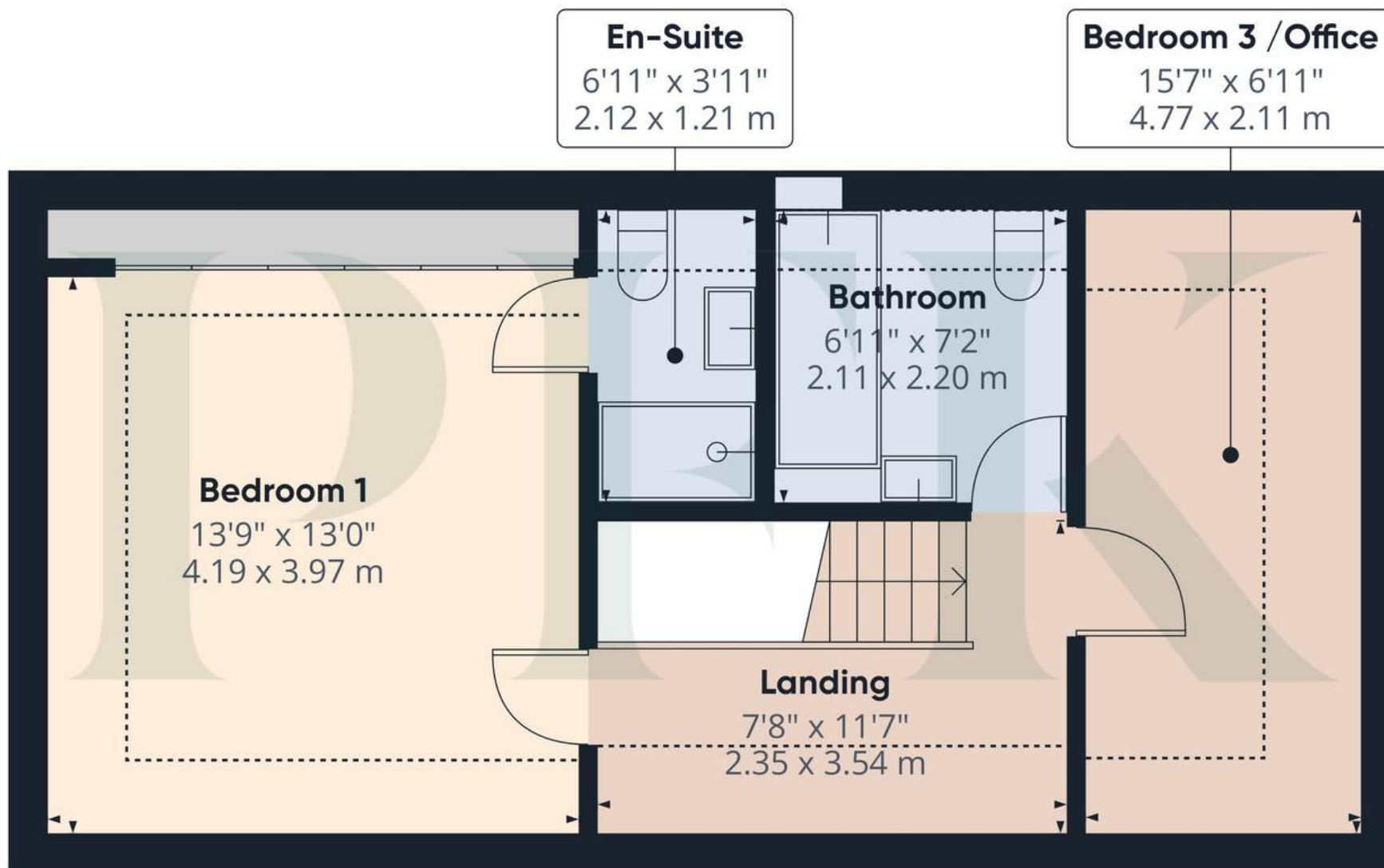
949 ft²

88.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

449 ft²

41.6 m²

Reduced headroom

159 ft²

14.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Garage
 9'7" x 15'10"
 2.94 x 4.85 m

Approximate total area⁽¹⁾

155 ft²

14.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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ADDITIONAL INFORMATION

Services

Mains electricity, gas, water and drainage. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

- Tenure: Freehold
- Council Tax band: D
- EPC: E

Referrals & other payments

PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT):

- Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd, Beyond Conveyancing Ltd): £120 to £240 per completed sale or purchase.
- Auction – If you decide to sell your property via Auction House Cumbria following our introduction, the average referral fee earned for 2025 was £2,398 and is dependent on the final sale price.
- Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products.
- EPCs (M & G EPCs Ltd): £25 for EPC
- Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50.





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