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Lower Laurel Cottage

Falkins Hill, Brampton, CA8 1BU

Guide Price £185,000

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- No Onward Chain
- Beautifully Presented and Full of Cottage Charm
- Generous Fitted Kitchen with Dining Area
- Modern Four-Piece Bathroom
- Option to Purchase Fully Furnished (Subject to Separate Negotiation)
- Characterful Semi-Detached Cottage in the Heart of Brampton
- Spacious Living Room with Feature Fireplace
- Two Double Bedrooms, Both with Pleasant Outlooks
- Private Sandstone-Walled Garden to the Rear
- EPC - C

Tel: 01228 584249

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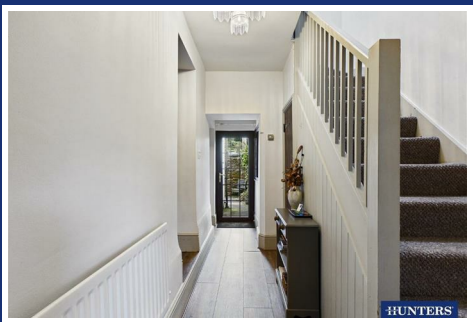

NO CHAIN – Located just moments from Brampton town centre within the charming setting of Falkins Hill, this characterful two-bedroom semi-detached cottage offers beautifully presented, move-in-ready accommodation and will appeal to a wide range of purchasers. Full of warmth and cottage charm, the property has been renovated to an excellent standard and blends modern comfort with period character, with a spacious living room and generous dining kitchen providing ample space for everyday living and entertaining. To the first floor, there are two double bedrooms and a stylish modern four-piece bathroom, with both bedrooms enjoying pleasant outlooks to the front and rear. Externally, the property benefits from a delightful sandstone-walled garden to the rear, creating a private space for alfresco dining and outdoor enjoyment, together with a small garden to the front. Currently operated as a successful holiday let, the property will also prove highly appealing as a main residence or second home, particularly given its convenient position for Brampton's amenities and excellent access to Hadrian's Wall, the Lake District, Northumberland National Park and the surrounding countryside. The property is also available to purchase fully furnished, subject to separate negotiation. A charming home in a highly convenient yet picturesque setting, viewing is essential to fully appreciate all that it has to offer.

Utilities, Services & Ratings:
Gas Central Heating and Double Glazing Throughout.
EPC - C

Brampton is a charming and historic market town offering a wide range of amenities, including a doctor's surgery, shops, a post office, public houses and both primary and secondary schools. The town is well placed for excellent transport links, with the A69 providing convenient access towards Carlisle and Newcastle, while junctions 43 and 44 of the M6 motorway are also within easy reach. For lovers of the great outdoors, Brampton Golf Club offers an impressive 18-hole course with stunning panoramic views, while Hadrian's Wall, Talkin Tarn and the surrounding Cumbrian countryside provide endless opportunities for walking and exploring. The Lake District National Park is also readily accessible, making Brampton an excellent base for enjoying both everyday convenience and the beautiful landscapes of the wider region.

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GROUND FLOOR:

HALLWAY
Entrance door from the front, external door to the rear walled garden, internal doors to the living room and dining kitchen, radiator, stairs to the first floor landing with an under-stairs cupboard, built-in cupboard including the gas meter and consumer unit, and a double glazed window to the front aspect.

LIVING ROOM
Double glazed window to the front aspect, radiator, and a fireplace with inset gas stove (currently disconnected).

DINING KITCHEN
Fitted kitchen comprising a range of base and wall units with matching worksurfaces and splashbacks above. Freestanding gas cooker, extractor unit, space with plumbing for a dishwasher/washing machine, space for a fridge freezer, one and a half bowl sink with mixer tap, wall-mounted and enclosed gas boiler with NEST thermostat, radiator, and two double glazed windows to the rear aspect.

FIRST FLOOR:

LANDING
Stairs up from the ground floor hallway, internal doors to two bedrooms and bathroom, and a double glazed Velux window.

BEDROOM ONE
Double glazed window to the front aspect, radiator, decorative fireplace, and a built-in wardrobe.

BEDROOM TWO
Two double glazed windows to the rear aspect, radiator, and a loft-access point.

BATHROOM
Four piece suite comprising a vanity unit with WC and wash basin, bathtub with hand shower attachment, and a corner shower enclosure with electric shower unit. Part-boarded walls, electric chrome towel radiator, radiator, extractor fan, obscured double glazed window, and a loft-access point.

EXTERNAL:
Front Garden & Parking:
To the front of the property is a small garden area, benefitting from floral borders and mature tree A small paved area allows for storage of bins, with a pedestrian gate from Falkins Hill. Parking is available on-street to the bottom of Falkins Hill or within the car-park on Union Lane.

Rear Garden:
To the rear of the property is an enclosed walled garden, fully paved and allowing ample space for outdoor furniture, also benefitting an external cold water tap.

WHAT3WORDS:
For the location of this property, please visit the What3Words App and enter - instant.regulate.glossed

AML DISCLOSURE:
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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.

Floorplan

HUNTERS
HERE TO GET you THERE
Dining Kitchen
10'10" x 13'5"
3.31 x 4.09 m
Living Room
10'0" x 15'1"
3.05 x 4.62 m
Hallway
7'0" x 20'9"
2.14 x 6.33 m
Ground Floor
Bedroom Two
10'11" x 13'4"
3.34 x 4.07 m
Landing
10'1" x 3'1"
3.08 x 0.96 m
Bedroom One
8'3" x 11'7"
2.54 x 3.53 m
Bathroom
6'11" x 11'0"
2.11 x 3.35 m
Floor 1
Approximate total area(1)
786 ft²
73.1 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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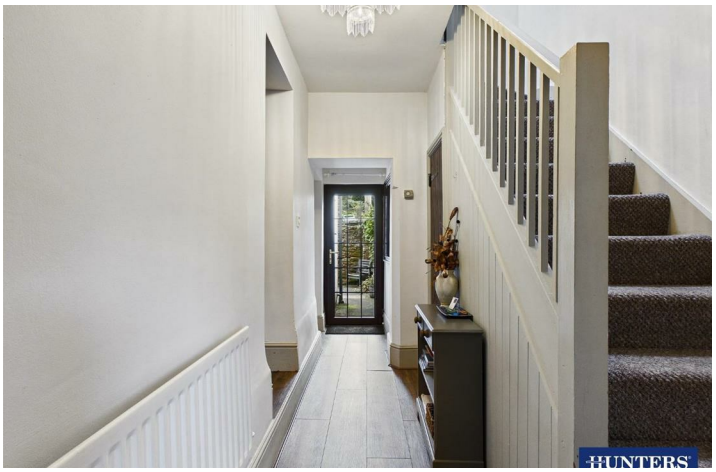

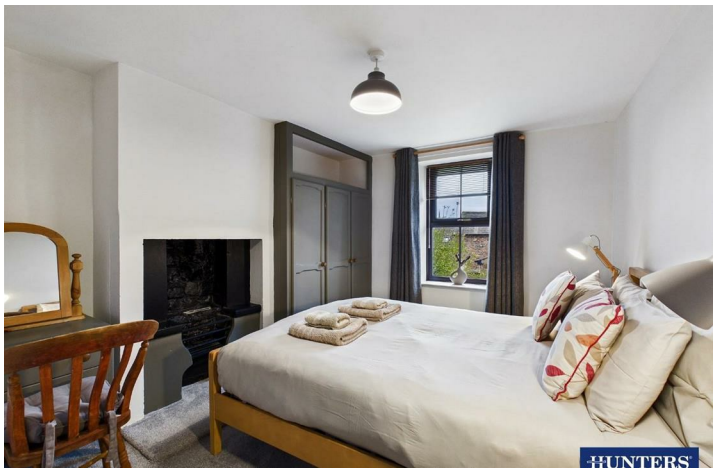

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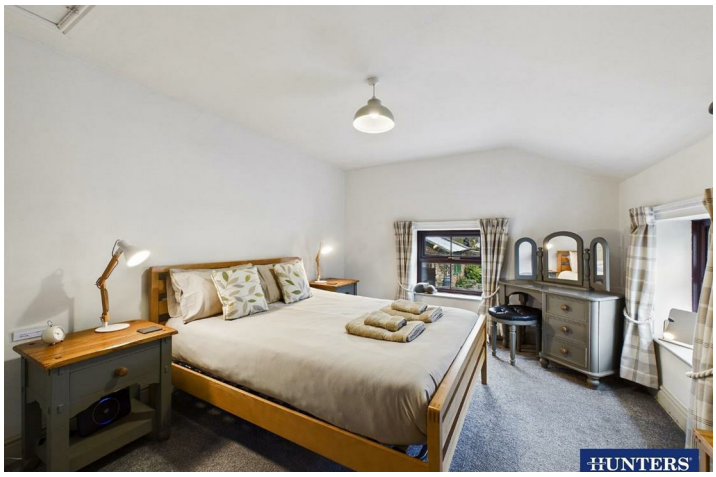
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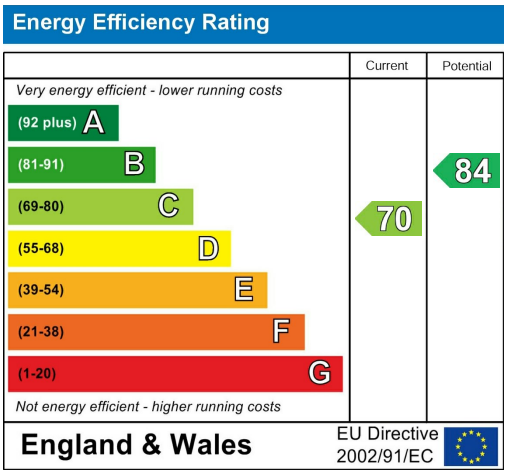
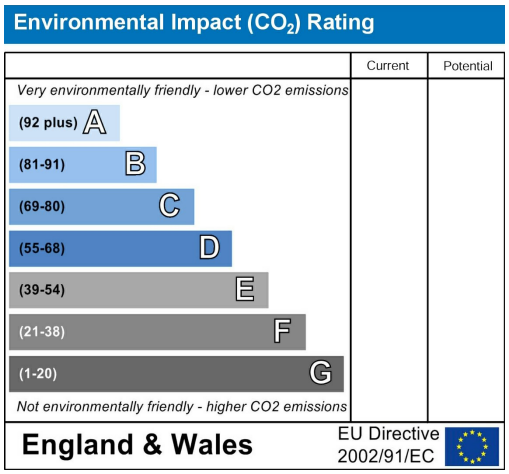
Energy Efficiency Graph

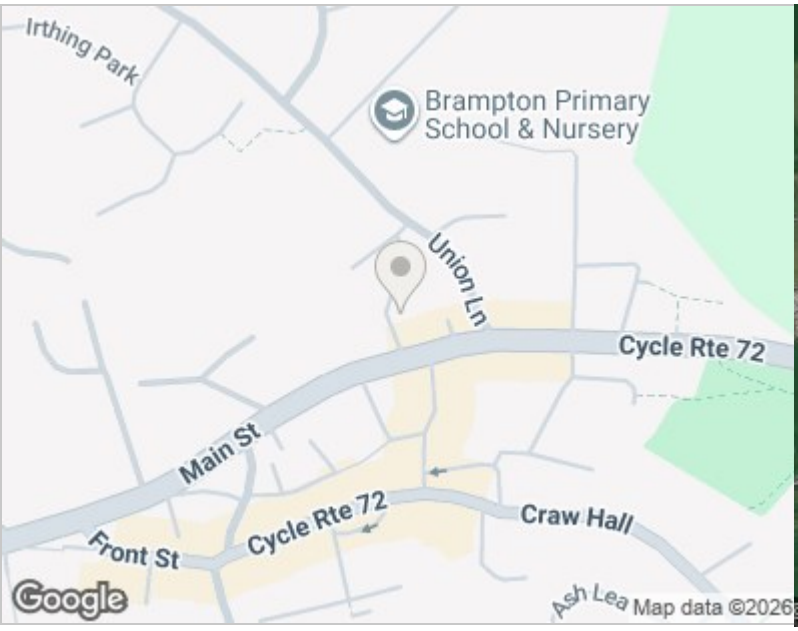




Viewing

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

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.

56 Warwick Road, Carlisle, Cumbria, CA1 1DR
Tel: 01228 584249 Email: centralhub@hunters.com
https://www.hunters.com

The Property Ombudsman