

BRUNTON

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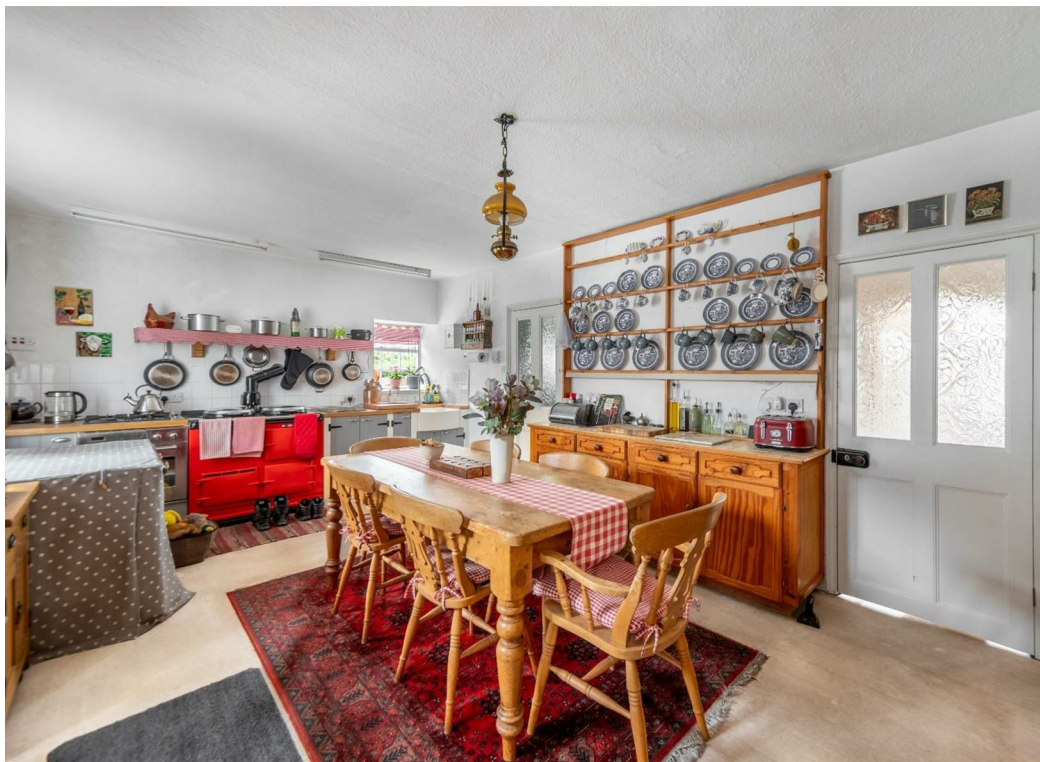
CROFT TERRACE, ALSTON, CA9

Offers Over £220,000

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Brunton residential are thrilled to present this excellent three bedroom end terrace located in Alston, a traditional and characterful market town offering a good range of everyday amenities. The town has a Co-op, Spar, post office, butcher, baker, pharmacy, hardware shop, dentist, 24-hour gym, cafés, pubs and a selection of independent shops, along with a GP surgery and library. Despite its rural setting, Alston is largely self-sufficient for day to-day needs and has a strong community feel.

For schooling, Alston Primary School serves children up to age 11, with Samuel King's School providing secondary education. Further education options are available in nearby towns.

Surrounded by the North Pennines Area of Outstanding Natural Beauty, Alston is particularly appealing to those looking for village amenities, combined with easy access to the surrounding countryside, the Lake District and outdoor pursuits.

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The internal accommodation comprises: The property can be accessed via either the front entrance or directly through the kitchen to the rear. The main entrance opens into a welcoming hallway with a staircase rising to the first floor. Beneath the staircase is access to a generous cellar, which provides excellent storage space and features a Belfast sink, offering potential for use as a utility area, subject to a purchaser's requirements.

Positioned to the front of the property is the spacious lounge, where a recently installed wood-burning stove creates an attractive focal point. A beautiful Georgian-style bay window with a window seat enjoys outstanding far-reaching views across the surrounding countryside, flooding the room with natural light and enhancing its character. To the rear is the kitchen/dining room, fitted with a range of base units and complementary work surfaces. The kitchen features a gas-fired Aga together with a separate oven and offers plumbing for an integrated washing machine. The rear entrance provides convenient access directly into the kitchen.

To the first floor, the landing provides access to three bedrooms, the family bathroom and a separate WC. The main bedroom is a generous double room featuring a Georgian-style bay window with a window seat, perfectly framing the exceptional countryside views. Bedroom two is another comfortable double bedroom benefiting from fitted wardrobes, while bedroom three is a well-proportioned room with a decorative fireplace and built-in cupboard, making it equally suitable as a child's bedroom, guest room or home office. The family bathroom is fitted with a bath with shower over, wash hand basin and features an attractive decorative fireplace, whilst a separate WC provides additional practicality. The loft is partially boarded, offering further useful storage.

Externally, the property benefits from a gravelled driveway providing off-road parking for approximately two vehicles, together with additional parking to the rear. A coal chute at the rear provides convenient access directly into the coal storage area within the cellar. Gated access leads to the private rear garden, which is predominantly laid to lawn with planted borders and enjoys an exceptional degree of privacy while taking full advantage of the stunning panoramic countryside views. Further planted gardens to both the front and rear enhance the property's attractive kerb appeal.

Adjoining the parking area is a useful shed, tool store and log store, providing excellent additional storage space.



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TENURE : Freehold

LOCAL AUTHORITY : Westmorland & Furness

COUNCIL TAX BAND : C

EPC RATING : D

