

Brampton

£300,000

2 Pennine View, Brampton, Appleby-in-Westmorland, CA16 6JS

Situated in the heart of the picturesque Eden Valley village of Brampton, approximately one mile from the popular market town of Appleby-in-Westmorland, this well-presented semi-detached home offers an appealing combination of comfortable accommodation, thoughtful improvements and a wonderful rural setting, with far-reaching views towards the Pennine Fells.

The property offers versatile accommodation which is likely to appeal to a broad range of prospective purchasers, whether looking for a first home, a property to accommodate family life, somewhere to enjoy a more relaxed pace of living or a countryside retreat..

Quick Overview

Three bedroom semi-detached house

Spacious lounge with wood burning stove

Peaceful Eden Valley village

Pretty rear garden

Stunning views of the Pennines

Spacious utility room

Within easy reach of Appleby

Lovingly improved and updated

Parking for one car

Superfast broadband available

Property Reference: P0635

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Living Room



Living Room



Living Room



Living Room

On entering, the welcoming sitting room provides a lovely place to relax, featuring an efficient multi-fuel wood-burning stove which creates a particularly cosy focal point. The open-plan kitchen and dining area offers a sociable space for everyday living and entertaining, with the kitchen having been remodelled to make the most of the available space and storage. A separate utility area and ground floor cloakroom add further practicality.

To the first floor are three well-proportioned bedrooms, with bedroom one enjoying the added benefit of an en-suite shower room. The remaining bedrooms offer useful fitted wardrobe and cupboard space whilst being served by a family bathroom

Externally, the property continues to offer plenty of appeal. To the front, an off-road parking space has been created, whilst to the rear, the garden provides an attractive outdoor space to enjoy the surrounding countryside. An oak-beamed pergola offers a pleasant shaded seating area during the warmer months, whilst a small wildlife pond adds a charming touch and provides a welcome haven for nature.

The current owners have undertaken a number of improvements during their ownership, enhancing both the comfort and practicality of the home. These include the installation of a new LPG combination boiler, replacement double-glazed windows and external doors, improvements to the kitchen and utility areas, and the refitting of the main bathroom and en-suite.

Combining well-maintained and improved accommodation, attractive outdoor space and a beautiful countryside setting, this is a home that offers much more than simply somewhere to live. It provides an opportunity to enjoy village life, wonderful views and the surrounding natural beauty of the Eden Valley.

Location

Brampton is a delightful and friendly village, set amidst the beautiful surroundings of the Eden Valley and nestled at the foot of the Pennine Fells. The village offers a wonderful sense of community with an active village hall as well as beautiful walks, a and a picturesque beck close by.

The nearby market town of Appleby-in-Westmorland provides a wider range of amenities, including independent shops, pubs, restaurants, schools, a leisure centre and a railway station on the renowned Settle to Carlisle line. The village is also conveniently positioned for access to the A66, making it well placed for travelling further afield.

Accommodation with approx. dimensions

Ground Floor

Entrance Porch

Living Room

13' 5" x 20' 4" (4.09m x 6.2m)



Kitchen



Kitchen



Bedroom One



Bathroom



Bedroom Two



Bedroom Three

Kitchen/Dining Room
9' 10" x 17' 10" (3m x 5.44m)

Utility Room
6' 7" x 8' 5" (2.01m x 2.57m)

Downstairs WC

First Floor

Bedroom One
9' 9" x 10' 11" (2.97m x 3.33m)

En-suite Shower Room

Bedroom Two
10' 10" x 8' 6" (3.3m x 2.59m)

Bedroom Three
15' 5" x 8' 4" (4.7m x 2.54m)

Bathroom

Property Information

Tenure
Freehold

Council Tax
Band C. Westmorland & Furness Council

Services & Utilities
LPG central heating, mains water, mains electricity, mains sewerage

Energy Performance Certificate
The full Energy Performance Certificate is available on our website and also at any of our offices

Directions
From Penrith, head along the A66, turning left at the signpost for Long Marton. At the T junction, turn right and follow the road bearing left at the fork in the road. 2 Pennine View can be found a short distance along on the right hand side.

What3words Location
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Viewings
Strictly by appointment with Hackney & Leigh

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Garden



Garden



Front Aspect



Aerial View

Request a Viewing Online or Call 01768 593593

Meet the Team

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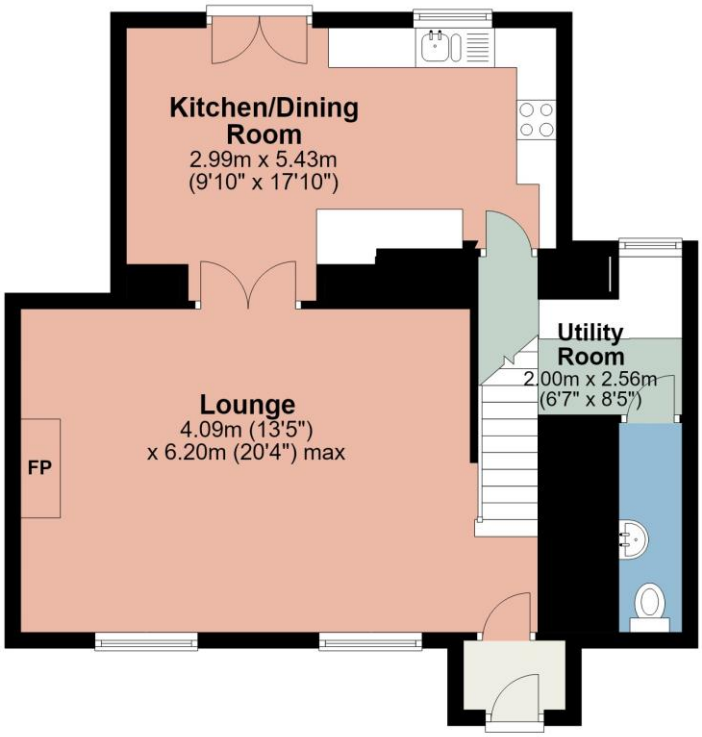
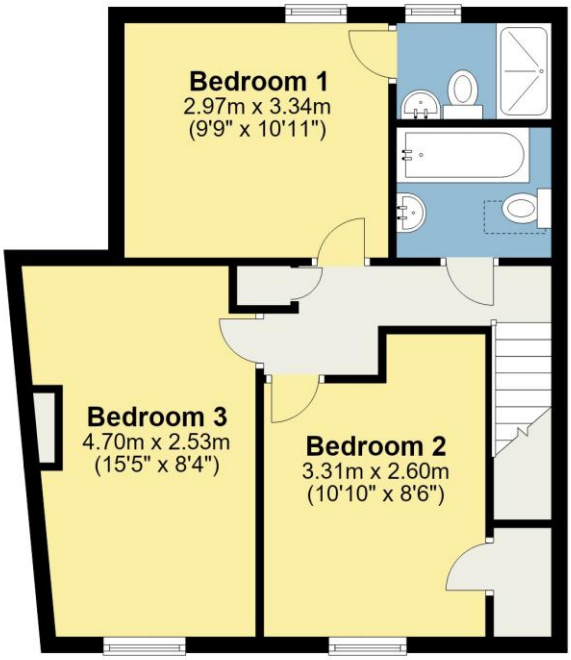
Ground Floor



First Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

2 Pennine View, Brampton

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