

Cumbrian Properties

Rye Croft, 2 South View, Talkin



Price Region £235,000

EPC-E

Characterful cottage | Sought after village location
1 reception room | 2 bedrooms | 1 bathroom
Previous holiday let | Recently refurbished

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2/ RYE CROFT, 2 SOUTH VIEW, TALKIN, BRAMPTON

We are pleased to offer this recently refurbished to a very high standard, characterful cottage. The two bedroom property has been successfully utilised for holiday letting and is equally suitable as a main residence or buy to let investment. Furniture available by separate negotiation. Rye Croft is easily maintained with low running costs and briefly comprises lounge with feature fireplace housing a wood burning stove, dining kitchen with appliances, and cloakroom. To the first floor there are two bedrooms including master bedroom with a freestanding roll-top bath, and shower room.

The double glazed and central heated accommodation with approximate measurements briefly comprises:

Wooden door into dining kitchen.

DINING KITCHEN (14'2 max x 13'9 max) A range of quality wall and base units with oak worksurfaces and upstands incorporating a white Belfast sink with mixer tap. Four ring halogen hob with tiled splashback and extractor hood above, built-in eye level electric oven, integrated combination microwave, integrated fridge and freezer and slimline dishwasher. Under unit lighting, tiled flooring, electric ceiling heating and UPVC double glazed windows to the front and side, . Archway leading to door to cloakroom, open staircase to the first floor and wooden door into lounge.



DINING KITCHEN

CLOAKROOM White two piece suite comprising low level WC and wash hand basin with tiled splashback. Tiled flooring, part sloping ceiling and electric ceiling heating.



CLOAKROOM

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LOUNGE (14'2 x 11'6 max) Log burning stove on a concrete hearth, original exposed wooden floorboards, UPVC double glazed window to the front and electric ceiling heating.



LOUNGE

FIRST FLOOR

LANDING UPVC double glazed Velux window to the rear, exposed wooden floorboards, doors to bedrooms and shower room.

BEDROOM 1 (14'5 max x 14' max) UPVC double glazed windows to the front and side, loft access, exposed wooden floorboards, electric ceiling heating and feature freestanding roll-top bath with telephone style shower attachment.



BEDROOM 1

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BEDROOM 2 (11'7 max x 10'4 max) UPVC double glazed window to the front, exposed wooden floorboards and electric ceiling heating.



BEDROOM 2



SHOWER ROOM

SHOWER ROOM White three piece suite comprising shower cubicle, pedestal wash hand basin and WC. Part tiled walls, electric ceiling heating, tiled flooring, wooden double glazed Velux window to the rear and airing cupboard housing the hot water cylinder.

LOCATION Located just off the main thoroughfare of the much sought after northern fellside village of Talkin with a good local community. The village benefits from a traditional village pub and church and is in close vicinity to Talkin Tarn and Brampton Golf Club. Further amenities can be found in the village of Castle Carrock and the market town of Brampton.

COUNCIL TAX BAND To be confirmed by the vendor.

TENURE We are informed the tenure is Freehold.

NB: Furniture available by separate negotiation.

NOTE These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.