

# Cumbrian Properties

## Low Dovecote, Walton



**Price Region £825,000**

**EPC-F**

Exceptional stone farmhouse | 360 degree views  
Open plan living | 4 bedrooms | 2 bathrooms  
Gardens & outbuildings | Village location

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## 2/ LOW DOVECOTE, WALTON, BRAMPTON

This exceptional, four bedroom, two bathroom, detached stone-built farmhouse is situated in generous grounds with outbuildings and 360<sup>0</sup> views across the countryside. Located just outside of the village of Walton, the property has been finished to a luxurious standard with truly unique finishing touches. A spacious entrance hall leads to a 47' open plan lounge/dining kitchen with multi fuel stove, open views through the quality sash windows and a bespoke kitchen incorporating a Range cooker, integrated appliances and kitchen island with marble worksurface. A separate utility room provides an excellent laundry space and access to the rear garden and there is a practical ground floor cloakroom. To the first floor, the master bedroom is truly a wow factor with stunning views, quality fitted oak wardrobes and free standing copper bath, perfect to relax in and enjoy the countryside views. There is also an adjoining en-suite cloakroom with 'His & Hers' wash hand basins. There are three further bedrooms and a four piece family bathroom with free standing roll top bath and walk-in shower. Externally there are lawned gardens to the front and rear as well as plenty of off street parking on the gravelled driveway to the front, two barns and outbuildings with huge potential for conversion or ideal for storage. To the rear of the property, a timber built bar set in the private lawned gardens provides the perfect space for entertaining with adjoining cloakroom. This fantastic family home has an abundance of space both inside and out, in a beautiful location close to Hadrian's Wall, in catchment area for popular primary and secondary schools and just a five minute drive into the market town of Brampton. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

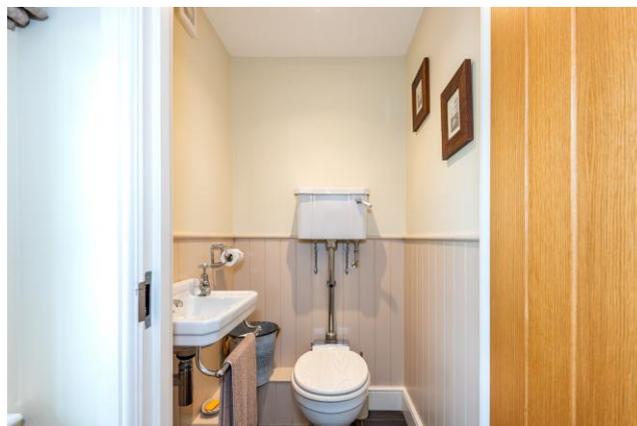
**Composite door into a spacious entrance hall.**

**ENTRANCE HALL** Doors to open plan dining/lounge/kitchen, utility room, cloakroom and understairs storage cupboard. Staircase to the first floor, cast radiator, double glazed sash window, ceiling spotlights and tiled flooring.

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Part wood panelled walls, ceiling spotlights and tiled flooring.



ENTRANCE HALL



CLOAKROOM

3/ LOW DOVECOTE, WALTON, BRAMPTON

**OPEN PLAN LOUNGE/DINING/KITCHEN (47'5 max x 21' max)**

**LOUNGE AREA** Multi fuel stove set on a tiled hearth with wooden lintel above, double glazed French doors leading out to the rear garden, two cast radiators, ceiling spotlights and three double glazed sash windows with views over the countryside.



LOUNGE AREA



DINING AREA

**DINING KITCHEN AREA** Fitted kitchen incorporating a Range cooker with seven burner gas hob and extractor hood above, integrated fridge and dishwasher. Wood worksurfaces, under counter lighting, kitchen island with under mounted Belfast sink and marble worksurface. Ceiling spotlights, three double glazed sash windows, two cast radiators and tiled flooring.



DINING KITCHEN AREA

4/ LOW DOVECOTE, WALTON, BRAMPTON

**UTILITY (10'6 x 6'5)** Undermounted Belfast sink, wood worksurfaces, storage units housing the boiler and CCTV, integrated freezer and washing machine. Vertical cast radiator, ceiling spotlights, double glazed sash window, tiled flooring and composite door leading out to the side of the property.



UTILITY

**FIRST FLOOR**

**LANDING** Doors to bedrooms and bathroom, double glazed window and loft access.



LANDING

**BEDROOM 1 (18' max x 17'4 max)** A range of oak fitted wardrobes, freestanding copper bath, cast radiator, ceiling spotlights and heightened electrical sockets and TV aerial. Door to en-suite cloakroom and two double glazed sash windows with views over the countryside.



BEDROOM 1

5/ LOW DOVECOTE, WALTON, BRMAPTON

**EN-SUITE CLOAKROOM (6'9 x 6')** With dual 'His & Hers' vanity sink units, WC, two double glazed sash windows with views, cast heated towel rail, part wood panelled walls, ceiling spotlights and tiled flooring.



BATHING AREA



EN-SUITE CLOAKROOM

**BEDROOM 2 (16'6 x 14')** Double glazed sash window to the rear, ceiling spotlights, cast radiator, heightened electrical sockets and TV aerial.



BEDROOM 2

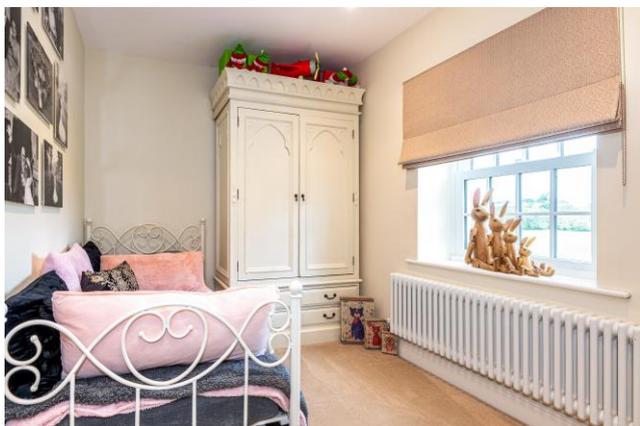
**BEDROOM 3 (13'7 max x 11'6 max)** Double glazed sash window to the rear, cast radiator, ceiling spotlights and heightened electrical sockets and TV aerial.



BEDROOM 3

6/ LOW DOVECOTE, WALTON, BRAMPTON

**BEDROOM 4 (12'5 x 7'9)** Double glazed sash window to the front, cast radiator and ceiling spotlights.



BEDROOM 4

**BATHROOM (11' max x 6'8 max)** Four piece suite comprising of walk-in fully tiled shower cubicle, free standing roll top bath, vanity unit wash hand basin and WC with Burlington vintage style cistern. Part wood panelled walls, ceiling spotlights, vertical cast radiator, tiled flooring and double glazed sash window to the front with views.



BATHROOM

**OUTSIDE** To the front of the property there are generous grounds providing plenty of off street parking along with two barns and two outbuildings providing excellent potential for conversion or for storage. To the rear the generous lawned gardens provides fantastic space for outdoor entertaining or children's play area with stunning views across the countryside towards the village of Walton. Two patio seating areas, external electrical sockets and an outdoor bar with adjoining cloakroom.

**OUTDOOR BAR (18'7 x 15'8)** Timber built bar with electric heating, bar area, four double glazed windows and an adjoining cloakroom with WC and vanity unit wash hand basin.

**BARN 1 (24' x 19'3)** Two storey barn with power and lighting.

**BARN 2 (28' approx. x 15')** Power and lighting.

7/ LOW DOVECOTE, WALTON, BRAMPTON



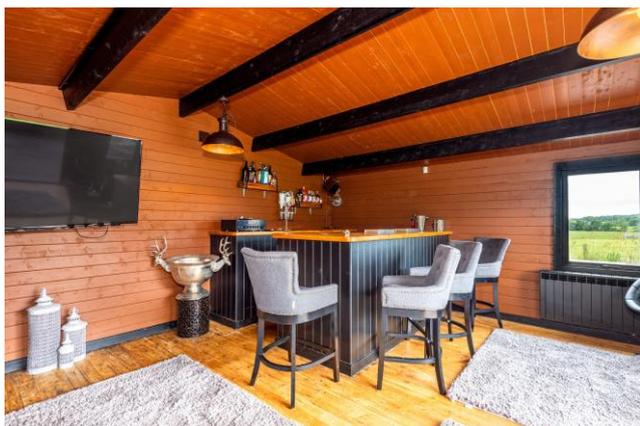
REAR OF THE PROPERTY



FRONT OF THE PROPERTY



OUTDOOR BAR



## 8/ LOW DOVECOTE, WALTON, BRAMPTON



VIEW

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is in tax band F.

**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.

### ANTI-MONEY LAUNDERING (AML) CHECKS

Estate agents in the UK are legally required to conduct Anti-Money Laundering (AML) checks on buyers, focusing on identifying the buyer and verifying their source of funds. Key requirements include a valid photo ID (passport/driving license), proof of address (utility bill/bank statement), and documented proof of funds (bank statements, mortgage agreement, or proof of gift). To carry out these checks there will be a **charge of £36 inc. vat per person** that will need to be paid for by Debit Card before a property can be marked Sold and Instructions sent to Solicitors.

