

Cumbrian Properties

Meadowbank, West Hall, Brampton



Price Region £285,000

EPC-E

Detached property | Stunning countryside views
2 reception rooms | 3 double bedrooms | Four piece bathroom
Driveway, gardens & orchard | No onward chain

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***** REDUCED BY £40,000 TO REFLECT WORK REQUIRED OVER THE COMING YEARS. REPORTS AVAILABLE ON REQUEST *****

This three double bedroom, two reception room, detached property offers a perfect blend of comfort and rustic charm. The double glazed and oil central heated home is both cozy and characterful throughout. Upon entering through the porch, you are led into the sitting room, a warm and inviting space featuring a staircase to the first floor. The adjacent lounge, complete with a log burner, serves as a cozy retreat, perfect for relaxing on cooler evenings. The spacious dining kitchen has patio doors that open onto the rear garden, seamlessly merging indoor and outdoor living. Additionally, the conservatory offers a serene space to enjoy the garden views all year round. The first floor comprises three well-proportioned double bedrooms, two of which feature fitted wardrobes, providing ample storage space. The four-piece bathroom on this floor is tastefully designed, offering both functionality and a touch of luxury. Externally, the property is equally impressive. Driveway parking ensures convenience, while the elevated lawn and orchard provide a picturesque setting with beautiful countryside views. The sandstone patio at the side and front of the house is ideal for outdoor entertaining or simply enjoying the tranquil surroundings. The lawn and floral borders, featuring a variety of shrubs and trees, enhance the property's natural beauty. Sold with the benefit of no onward chain, a combination of charming features and stunning outdoor spaces, this home offers a perfect rural retreat.

The accommodation with approximate measurements briefly comprises:

ENTRANCE PORCH Front door into the double glazed timber framed porch with stone flooring and UPVC door to the sitting room.



ENTRANCE PORCH



SITTING ROOM

SITTING ROOM (15'8 x 13'5) Wood effect laminate flooring, double glazed timber framed windows to the front and rear, door to cloakroom, built-in shelved storage cupboard housing the consumer box, radiator, timber staircase to the first floor, French doors to the lounge and door to dining kitchen.

CLOAKROOM (5'4 x 4'6) Two piece suite comprising WC and wash hand basin. Tile effect vinyl flooring, radiator and double glazed timber framed window to the rear.

LOUNGE (18' x 13'7) Double glazed timber framed windows to the front and rear, log burner and two radiators.

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LOUNGE

DINING KITCHEN (20' x 16'9) Fitted kitchen incorporating an eye-level oven and grill, four burner gas hob with tiled splashback and overhead extractor, one and a half bowl sink with mixer tap, plumbing for washing machine, integrated slimline dishwasher and cupboard housing the boiler. Wood effect laminate flooring, two radiators, double glazed timber frame windows to the side and rear, double glazed aluminium sliding doors to the rear garden and UPVC frosted door to the conservatory.



DINING KITCHEN

CONSERVATORY (11'6 x 7'9) Tiled flooring and UPVC door to the side.



CONSERVATORY

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FIRST FLOOR

LANDING (12' x 9') Spacious landing with double glazed timber frame window to the side, built-in shelved storage cupboard, doors to bedrooms and bathroom.



LANDING

BEDROOM 1 (17' x 13'8) Timber framed double glazed window to the front, radiator and built-in wardrobes.



BEDROOM 1

BEDROOM 2 (14'7 x 12') Double glazed timber frame window to the front, radiator and two fitted wardrobes.



BEDROOM 2

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BEDROOM 3 (16' x 10'6) Double glazed timber frame window to the front and radiator.



BEDROOM 3

BATHROOM (11'6 x 5'6) Four piece suite comprising panelled bath, walk-in shower with electric shower, WC and wash hand basin. Tile effect vinyl flooring, part tiled walls, heated towel rail and timber frame double glazed window to the side.



BATHROOM

OUTSIDE Driveway to the side of the property with access to the oil tank, covered wood storage area and steps to an elevated lawned incorporating trees, shrubs and bushes, orchard, gravelled pathway, additional covered storage and metal shed. The garden enjoys views over the neighbouring fields and countryside. To the rear of the driveway is a wooden gate leading to sandstone patio with lawn and floral borders, leading around to the front door.



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REAR & SIDE ELEVATIONS



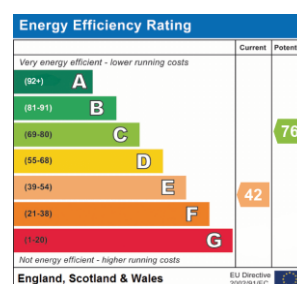
SIDE ELEVATIONS

VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is Tax Band D.

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