

Cumbrian Properties

5 Tarn End , Talkin, Brampton



Price Region £499,000

EPC-

Luxury two storey sandstone cottage | Breathtaking views
High end interiors | 2 double bedrooms | 2 bathrooms
Garden & parking | Rural location | FULLY FURNISHED

01228 599940
2 Lonsdale Street, Carlisle CA1 1DB

www.cumbrian-properties.co.uk
properties@cumbrian-properties.co.uk

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This outstanding, two double bedroom, two bathroom, two storey cottage stands in private grounds of approx. one acre at the southern end of Talkin Tarn. The property is finished to an extremely high standard including bespoke kitchen with quality appliances and granite worksurfaces and each room having stunning views across Talkin Tarn. The accommodation has underfloor heating and briefly comprises entrance hall, 31'5 open plan lounge/dining kitchen with integrated appliances and French doors leading out to the rear patio. Separate utility room and ground floor cloakroom. To the first floor is a spacious landing leading to two double bedrooms, each with the same stunning views across the Tarn and two stylish bathrooms – one with a hand finished freestanding copper bath. Externally is a patio style garden with breathtaking views over the Tarn leading down to the communal lawned gardens and Jetty which are fully maintained. There are also two car parking spaces and secure storage is also available. Presently used as a successful holiday cottage the property can be sold fully furnished with future bookings if required. Talkin is a popular village to the north east of Carlisle with easy access to the A69 Newcastle road and junction 43 of the M6 motorway. The development is close to Brampton Golf Club and 1.5 miles from the bustling market town of Brampton with a wealth of local amenities.

The accommodation with approximate measurements briefly comprises:

Composite front door into entrance hall.

ENTRANCE HALL Staircase to the first floor, understairs storage cupboard, cupboard housing the electrics, ceiling spotlights, wood flooring and door to open plan dining lounge/kitchen.



ENTRANCE HALL

OPEN PLAN DINING LOUNGE/DINING KITCHEN (31'5 max x 14'5 max)

LOUNGE AREA Fireplace housing a stove effect electric fire, double glazed windows with stunning views across the Tarn, ceiling spotlights and wood flooring.

KITCHEN AREA Fitted kitchen incorporating an electric oven and grill and four ring hob. Integrated dishwasher, wine cooler, fridge and freezer. Undermounted sink with Hot Tap, mixer tap, ceiling spotlights, wood flooring and double glazed French doors leading out to the patio with stunning views over the tarn. Door to utility room.

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LOUNGE AREA



DINING KITCHEN AREA

UTILITY ROOM Integrated washer/dryer, storage unit, wood worksurface, double glazed window, tiled flooring, ceiling spotlights and door to cloakroom.

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

FIRST FLOOR LANDING Two double glazed windows and doors to both bedrooms.

MASTER BEDROOM (14'5 max x 12'5 max) Double glazed window overlooking the Tarn, ceiling spotlights, radiator, loft access and door to en-suite shower room.



MASTER BEDROOM

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EN-SUITE SHOWER ROOM (7'8 x 7') Three piece suite comprising walk-in shower cubicle with waterfall showerhead, vanity unit wash hand basin and WC with concealed cistern. Feature slate tiled splashback, double glazed frosted window, heated towel rail, tiled flooring and ceiling spotlights.

BEDROOM 2 (12'5 x 10'5) Double glazed window with views over the Tarn, radiator, ceiling spotlights and door to en-suite bathroom.



BEDROOM 2

EN-SUITE BATHROOM (14'7 x 6') Four piece suite comprising freestanding roll top copper bath situated in a prime position with views over the Tarn, vanity unit wash hand basin, walk-in shower cubicle with waterfall showerhead and WC with concealed cistern. Part tiled walls, tiled flooring, heated towel rail, ceiling spotlights and double glazed window.



EN-SUITE BATHROOM

OUTSIDE Externally the property has a private patio seating area, shared lawned garden and use of the private jetty over Talkin Tarn. There is also allocated parking for two vehicles within the adjacent car park with 2 shared electric car chargers and secure 'bike store'.



PRIVATE PATIO



VIEW



GARDENS



COURTYARD



REAR EXTERNAL



VIEW

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TENURE We are informed the tenure is Freehold. Service charge £2,200 per annum to cover gardening, external painting, window cleaning, two car parking spaces, lighting, security cameras and Insurance.

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

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.

GUARANTEE – The property benefits from a 10 year warranty from Advantage Insurance (AHCI).

FIXTURES & FITTINGS – The property may be sold fully furnished with forward bookings and management by Cumbrian Cottage Holidays.

BIKE/SECURE STORE – Located in the car park and available to rent at £300 per annum.

PLEASE NOTE – This property is being sold on behalf of a relative of the Directors of Cumbrian Properties ELA Ltd.