

Cumbrian Properties

2 Hemblesgate Court, Brampton



Price Region £675,000

EPC-D

Detached family home | Impressive quality throughout
2 reception rooms | 4 double bedrooms | 2 bathrooms
Open plan dining/lounge/kitchen | Gardens, parking & garage

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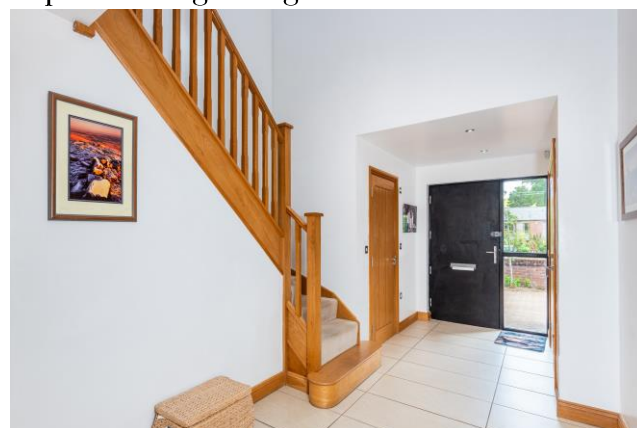
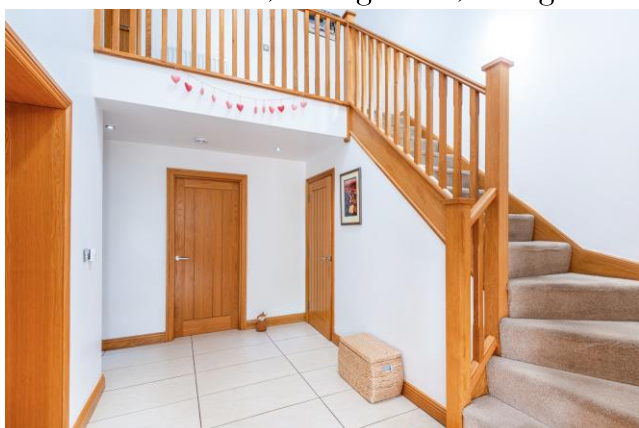
2/ 2 HEMBLESGATE COURT, TARN ROAD, BRAMPTON

A high quality, four double bedroom, two reception room, two bathroom, detached family home situated on the edge of Talkin Tarn Country Park. The impressive accommodation, with wood framed double glazing and central heating, briefly comprises entrance hall, cloakroom, sitting room with walk-in storage cupboard, lounge with French doors to the rear garden and 35' open plan dining/lounge/kitchen incorporating a Thwaite Holme fitted kitchen with wooden units, granite worksurfaces, integrated appliances and French doors to the rear garden. To the first floor there are four double bedrooms, master en-suite shower room and dressing room, and four piece family bathroom. Block paved front forecourt and driveway providing parking in front of the garage. Low maintenance landscaped, tiered rear garden incorporating a paved patio, lawns and floral borders. The property benefits from a variety of quality features including oak doors and skirting boards, underfloor heating and feature sandstone externally giving the property additional character.

The accommodation with approximate measurements briefly comprises:

Front door into entrance hall.

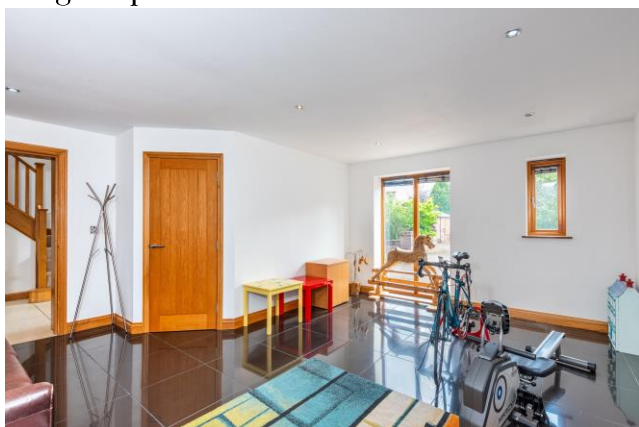
ENTRANCE HALL (20'8 x 16'9) Tiled flooring with underfloor heating, full height double glazed window to the front, built-in storage cupboard, oak staircase to the first floor, Velux window to the front and understairs cupboard housing the consumer box. Doors to cloakroom, sitting room, lounge and open plan dining/lounge/kitchen.



ENTRANCE HALL

CLOAKROOM (7' x 3'5) Two piece suite comprising WC and wash hand basin. Tiled flooring with underfloor heated, tiled walls and electric heated towel rail.

SITTING ROOM (18' x 17) Tiled flooring with underfloor heating, oak skirting boards, double glazed window and double glazed full height window to the front, and walk-in storage cupboard.



SITTING ROOM

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WALK-IN STORAGE CUPBOARD (8'7 x 4'3) Tiled flooring with underfloor heating, shelving and double glazed window to the front.

LOUNGE (19'7 x 15') Double glazed French doors to the rear garden, oak skirting boards and underfloor heating.



LOUNGE

OPEN PLAN DINING/LOUNGE/KITCHEN (35'4 x 20'7) Double glazed window to the rear and double glazed French doors opening on to the rear garden. Thwaite Holme wooden kitchen units with granite worksurfaces, sink unit with mixer tap, integrated dishwasher, freestanding Britannia cooker with mirrored splashback and extractor hood above. Door to the garage.



DINING/LOUNGE/KITCHEN

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FIRST FLOOR

LANDING Two radiators, spacious built-in shelved storage cupboard, doors to bedrooms and family bathroom.

BEDROOM 1 (18' x 17') Feature double glazed arched window to the front and door to dressing room.

DRESSING ROOM (6'7 x 5') Radiator and door to the en-suite shower room.

EN-SUITE SHOWER ROOM (7' x 6'6) Three piece suite comprising walk-in shower unit, WC and wash hand basin. Tiled flooring, tiled walls and heated towel rail.



BEDROOM 1 & EN-SUITE

BEDROOM 2 (14' x 13'3) Double glazed windows to the rear and radiator.

BEDROOM 3 (14' x 13'4) Double glazed window to the rear and radiator.



BEDROOM 2



BEDROOM 3

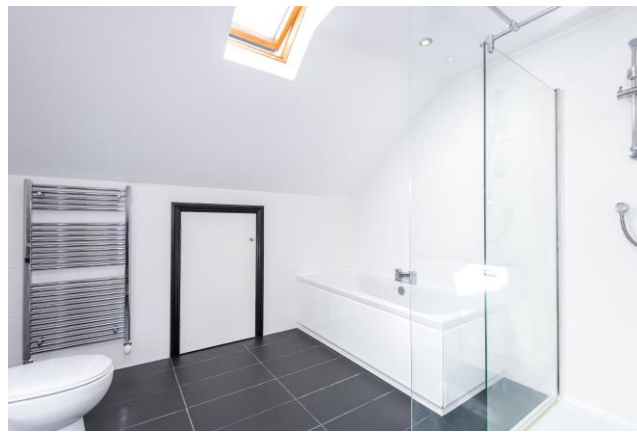
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BEDROOM 4 (14' x 13'3) Double glazed window to the rear and radiator.

FAMILY BATHROOM (10'6 x 9'4) Four piece suite comprising walk-in shower unit, panelled bath, wash hand basin and WC with concealed cistern. Velux window to the front, built-in shelved storage cupboard and tiled splashbacks.



BEDROOM 4



FAMILY BATHROOM

OUTSIDE Walled block paved front forecourt with borders housing a variety of trees, shrubs and bushes, along with a driveway leading up to the garage. To the rear of the property is a tiered garden incorporating block paved patio, lawns, a variety of trees, shrubs and bushes, external sockets, outside tap and lovely views over the neighbouring countryside. Gated access to each side of the property, one providing access to a lean-to providing external storage.

GARAGE (23'8 x 14'5) Electric up and over door, Worcester boiler, fitted worksurfaces and cupboards, sink unit with mixer tap, plumbing for washing machine and double glazed frosted door to the rear garden.



GARDEN



REAR OF THE PROPERTY

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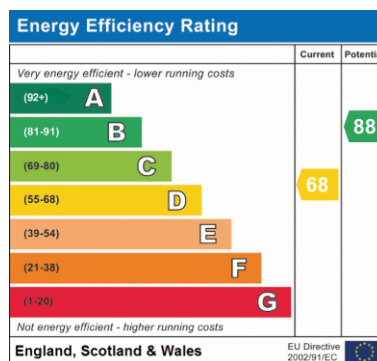


VIEW

TENURE We are informed the tenure is Freehold.

COUNCIL TAX We are informed the property is 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.



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