

# Cumbrian Properties

## Beck Cottage, Brunstock lane, Houghton



**Price Region £650,000**

**EPC-E**

Detached bungalow in approx.  $\frac{3}{4}$  of an acre | Village location  
1 reception | 4 bedrooms | 2 bathrooms | Acoustic windows to the front  
Multiple garages & workshop | Separate 2.5 acres of land | Sunroom

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## 2/ BECK COTTAGE, BRUNSTOCK LANE, HOUGHTON

This spacious four-bedroom detached bungalow sits within approximately  $\frac{3}{4}$  of an acre, with the added benefit of a separate 2.5-acre of land and offers excellent outdoor space along with a workshop and multiple garages. The well-presented property with acoustic windows to the front, briefly comprises a kitchen with integrated appliances, office, master bedroom with en-suite shower room and dressing room, dining lounge, sunroom, inner hallway, three further double bedrooms and a family bathroom. There is also a utility room and an outbuilding currently used as a dog grooming room leading to the garage. Externally, the property has a patio seating area, large lawn, dog kennels, mature trees, and a seating area overlooking the beck. A substantial purpose-built workshop, garages and office over two floors with three-phase electrics to further enhance this versatile property, ideal for those seeking space, business potential or rural living.

The accommodation with approximate measurements briefly comprises:

**Entrance to the property leads into the kitchen.**

**KITCHEN (22' x 12')** Fitted kitchen incorporating 1.5 sink with drainer & mixer tap, eye level oven and grill, integrated microwave, integrated larder fridge, integrated dishwasher, four burner hob with extractor hood above. Tiled splashback, double glazed UPVC door to the front, acoustic double glazed UPVC windows to the side and to the front, radiator, tiled flooring and doors leading to the office, dining lounge & master bedroom.



KITCHEN

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KITCHEN

**MASTER BEDROOM (13' x 10'5)** Acoustic double glazed UPVC window to the front and to the rear, radiator, tiled flooring, en-suite shower room and door to dressing room.



MASTER BEDROOM

**MASTER EN-SUITE SHOWER ROOM (7' x 6')** Three piece suite comprising walk-in shower, wash hand basin with mixer tap and WC. Fully tiled walls, tiled flooring, heated towel rail, frosted double glazed UPVC windows to the side.



MASTER EN-SUITE SHOWER ROOM

**DRESSING ROOM (7' x 5'5)** Fitted wardrobes, radiator, tiled flooring and door to the utility room.

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**UTILITY ROOM (13' x 7')** Sink with drainer and mixer tap, fitted worktops and cupboards, tiled flooring, plumbing for washing machine, radiator, Worcester oil boiler and doors to the rear garden and outbuilding/dog grooming room.

**OUTBUILDING/DOG GROOMING ROOM (13' x 10')** Power and lighting, tiled flooring, double glazed UPVC window to the front and door to the garden and garage.

**GARAGE (14' x 13'5)** Power and lighting, electric roller door, double glazed UPVC windows to the front.

**OFFICE/PANTRY (8' x 6'5)** Fitted worktops and cupboards, wine cooler, tiled flooring and timber frame single glazed window to the rear overlooking the sunroom.



OFFICE/PANTRY

**DINING LOUNGE (26' x 14')** Acoustic double glazed UPVC windows to the side, timber frame single glazed window to the rear, tiled flooring, propane stove, two radiators and door to the sunroom.



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**SUNROOM (17'5 x 10'5)** Double glazed UPVC bi-fold doors leading to the rear garden, electric Velux windows, tiled flooring, radiator and internal timber frame single glazed French doors leading to the inner hallway.



SUNROOM

**INNER HALLWAY** Radiator, tiled flooring, circular timber frame single glazed window overlooking the rear garden and doors to three bedrooms and family bathroom.

**BEDROOM 2 (12' x 10'5)** Acoustic double glazed UPVC window to the side, radiator, fitted wardrobes and wood effect laminate floor.



BEDROOM 2

**BEDROOM 3 (13' x 9'5)** Double glazed UPVC window to the rear, radiator, fitted wardrobes and wood effect laminate flooring.



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**FAMILY BATHROOM (9'5 x 9')** Four piece suite comprising panelled bath with mixer tap, walk-in shower, wash hand basin with mixer tap and WC. Fully tiled walls, tiled flooring, double glazed frosted UPVC window to the rear and radiator.



BATHROOM

**BEDROOM 4 (18'5 x 12'5)** Double glazed UPVC window to the side, double glazed UPVC bi-fold doors to the rear garden, tiled flooring and radiator.



BEDROOM 4

**OUTSIDE** To the rear of the property accessible via double gates, is a vast lawned garden with block paved patio area overlooking the neighbouring fields and beck, trees and dog kennels. Separate workshop. From the cottage to the beck, the property and workshops cover three-quarters of an acre. Adjacent to the property is a 2.5 acre field.

**GARAGE 3 (19' x 19' approx.)**

**WORKSHOP (38' x 19')** Three-phase electrics, leads through to the utility room & staircase to the **FIRST FLOOR (29' x 19')** with useable office/loft space.



WORKSHOP

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OFFICE (11' x 9')

UTILITY (7'5 x 6') Sink and drainer, fitted cupboards, door to the cloakroom, door leading out to the garden and door through to the adjoining workshop.

CLOAKROOM (7' x 3') Two piece suite comprising wash hand basin and WC.

ADJOINING WORKSHOP (42' x 19') Three-phase electrics, garage door for access via the entrance road.



FRONT OF THE PROPERTY



WORKSHOP



REAR GARDEN

## 8/ BECK COTTAGE, BRUNSTOCK LANE, HOUGHTON



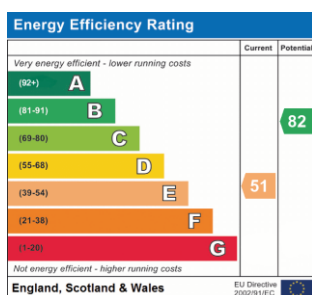
REAR GARDEN



ACRES

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

**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.

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