

# Cumbrian Properties

## Gelt View Cottage, Aaronstown Lonning



**Price Region £385,000**

**EPC-**

Detached barn conversion | Market town location  
3 receptions | 3/4 bedrooms | 2 bathrooms | Countryside views  
Off-street parking & double garage/workshop | Generous gardens

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## 2/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON

This characterful 3/4 bedroom, 2 bathroom, 3 reception room, detached property offers generous secure gardens, off-street parking for multiple vehicles and a double garage/workshop. Located in the market town of Brampton, the property is in close proximity local amenities including primary and secondary schools, shops, doctors surgery and railway station, but is tucked away in a quiet rural setting with views over the countryside. The property is double glazed and gas centrally heated and offers a flexible layout comprising a spacious entrance porch which provides handy storage for coats and shoes but could equally be used as a sunroom, leading through to a light and airy dining kitchen with dual aspect windows and step up to a dining room/sitting room. The inner hallway leads to a cosy snug with log burning stove, office/bedroom 4, and a utility room with ground floor WC. To the first floor there is a spacious landing leading to the lounge which has a stunning stone fireplace, vaulted ceiling and sliding patio doors to the balcony with views over the countryside. There is a spacious master bedroom with a three piece ensuite, further double bedroom with fitted wardrobes, single bedroom and a four piece family bathroom. Externally, there is courtyard parking for several vehicles along with a double garage with power supply and a spacious secure garden with an open aspect. The property combines unique charm with spacious family living and would appeal to multiple buyers.

The accommodation with approximate measurements briefly comprises:

**Entry through UPVC front door into the entrance porch.**

**ENTRANCE PORCH** Double glazed windows, tiled flooring with underfloor heating, ceiling spotlights and glazed door leading into the dining kitchen.

**DINING KITCHEN (23' x 10'4)** Fitted kitchen incorporating electric oven and grill and four burner gas hob with extractor hood above, undermounted sink with mixer tap, plumbing for dishwasher and integrated fridge and freezer. Double glazed windows to the rear and side elevations, beamed ceiling with ceiling spotlights, tiled splashbacks, radiator and step up to the dining room.



DINING KITCHEN

3/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON



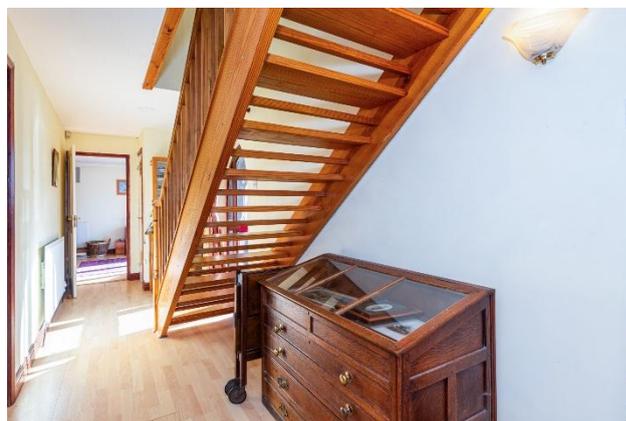
DINING KITCHEN

**DINING ROOM (13' x 10'9)** Double glazed window to the side elevation, radiator, coving to the ceiling, ceiling spotlights and glazed doors leading into the entrance hall.



DINING ROOM

**ENTRANCE HALL** Doors leading through to the snug, office/bedroom, utility, staircase to the first floor, built-in storage cupboard housing the boiler, wood effect flooring, radiator and door leading out to the courtyard.



ENTRANCE HALL

4/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON

**UTILITY (7' x 6'9)** Plumbing and space for washing machine and tumble dryer, sink unit with mixer tap, WC, radiator, tiled splashbacks, frosted glazed window and wood effect flooring.

**OFFICE/BEDROOM 4 (12'6 max x 7' max)** Range of fitted wardrobes, double glazed window to the front elevation, radiator and coving.



OFFICE / BEDROOM 4

**SNUG (17'5 max x 11' max)** Double glazed windows to the front and rear elevations, beamed ceiling, cosy log burning stove, ceiling spotlights, coving, radiator and wood effect flooring.



SNUG

5/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON

**FIRST FLOOR**

**LANDING** Doors leading through to the lounge, all bedrooms and bathroom, two built-in storage cupboards, two double glazed windows to the rear elevation, radiator and ceiling spotlights.



LANDING

**LOUNGE (16'5 max x 13' max)** Vaulted beamed ceiling, double glazed sliding patio doors leading on to the balcony with views over the countryside, double glazed window to the front of the property, stunning stone fireplace housing a gas stove effect fire, two radiators and arrow slit window. Step down to the master bedroom.



LOUNGE

**MASTER BEDROOM (16'3 x 10'4)** Two double glazed windows overlooking the courtyard, radiator, wood effect flooring, coving to the ceiling & door to the en-suite.



MASTER BEDROOM

6/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON

**MASTER EN-SUITE SHOWER ROOM (10'3 x 6')** Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Boarded and tiled splashback, ceiling spotlights, heated towel rail, wood effect flooring and frosted glazed window.



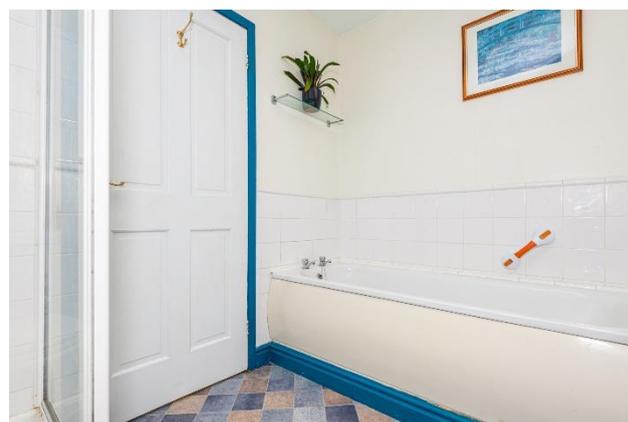
MASTER EN-SUITE SHOWER ROOM

**BEDROOM 2 (13'6 x 9'6)** Double glazed window to the front of the property, fitted wardrobes, two arrow slit windows, wood effect flooring, radiator, and access to a boarded **LOFT.**



BEDROOM 2

**BATHROOM (7'8 x 6'3)** Four piece suite comprising walk-in shower cubicle, panelled bath, wash hand basin and WC. Frosted glazed window, ceiling spotlights, radiator, tiled splashbacks, and tile effect flooring.



BATHROOM

7/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON

**BEDROOM 3 (9' x 6'4)** Double glazed window to the front of the property, radiator, wood effect flooring and coving to the ceiling.



BEDROOM 3

**OUTSIDE** There is a block paved driveway leading to a spacious courtyard which provides off-street parking for several vehicles and a double garage/workshop with power supply. There is also a generous garden bordered by mature trees, plants and raised flower beds with an open aspect and incorporating lawn, decked seating area with summerhouse, garden shed, greenhouse, log store, and external power and water supply.



REAR OF THE PROPERTY



COURTYARD



GARDEN

8/ GELT VIEW COTTAGE, AARONSTOWN LONNING, BRAMPTON

TENURE We are informed the tenure is Freehold.

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

EPC GRAPH TO FOLLOW

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