

# PKK

Birch Head Cottage, Milton, Brampton, Cumbria CA8 1HY

Guide Price: £475,000





## LOCATION

The village of Milton is just a stones throw from the North Pennines Area of Outstanding Natural Beauty and the RSPB Geltsdale Nature Reserve. The thriving market town of Brampton and it's convenient railway station, are both within a short drive of around 5 minutes, as is the beautiful Talkin Tarn Country Park. You could seek the embrace of the ever welcoming Blacksmiths Arm in Talkin village, or if you desire a little added elegance then the luxurious Farlam Hall Country House and Michelin star Restaurant is just a mile away. It is also only around a 13 mile drive west into Carlisle city centre, an hours drive to the east will get you into Newcastle or its airport, a similar drive time can see you immersed in the stunning scenery of the Lake District National Park.

## PROPERTY DESCRIPTION

A superb smallholding/paddock opportunity, set in 2.3 acres, Birch Head Cottage dates back to the 17th century and offers charming, characterful accommodation. The land backs onto Miltonrigg Wood nature reserve, and enjoys spectacular far reaching views of the surrounding fells.

Approached via a track leading you away from the road by around 300 metres, Birch Head Cottage is found at the end and offers a secure coded gated entry to the ample driveway. You will find a large carport on your left, with the formal gardens, raised decking and chiminea BBQ to the front of the property. There is a fenced area currently used for chickens, a glazed canopy seating area accessed via the garden room and from the driveway adjacent to the garage you will find a five bar gate leading onto the land and an EV charging point.

The internal accommodation, which was originally two cottages, offers entrance via the boot-room, into the dual aspect dining kitchen, from here you can access the main living room to the left or to the right you will find a useful utility room, separate WC, a workshop and integral access to the garage. Back in the main living room is a multi-fuel stove set in a traditional stone fireplace, stairs to the first floor and door to the garden room, which has bifold doors leading out to the canopied seating area and garden. The first floor landing enjoys three windows running along the rear elevation, proving a lovely reading nook or space to just sit and take in the view of the land, there are three double bedrooms, one with ensuite WC plus a modern family bathroom.

## ACCOMMODATION

### Entrance

PVCu split-stable door leading to the boot room

### Boot Room

1.94m x 1.25m (6' 4" x 4' 1")

Three double glazed windows to the front aspect, quarry tiled floor, hardwood door leading into the dining kitchen.

### Dining Kitchen

4.47m x 4.19m (14' 8" x 13' 9")

Dual aspect room with double glazed windows to the front and rear. Wall mounted Worcester LPG boiler, wall mounted RCD electric board. Traditional fireplace with a decommissioned Rayburn stove, vintage radiator, exposed beams, slate floor, doorway leading to the main living room to the left and door to the utility room to the right. The kitchen is fitted with a range of quality oak wall and base units with granite worktops and upstands with tiled splashbacks, Belfast sink, integrated electric oven, induction hob and stainless steel chimney extractor over, space for free-standing dishwasher.

### Utility Room

2.24m x 1.99m (7' 4" x 6' 6")

Single glazed window to the rear aspect. With space and plumbing for washing machine, space for fridge-freezer, space for tumble dryer, door to the W.C. and door to the workshop.

### W.C.

2.16m x 0.87m (7' 1" x 2' 10")

With W.C., pedestal wash-hand basin and extractor fan.

### Workshop

2.95m x 2.09m (9' 8" x 6' 10")

With power, light and integral door leading to the garage.

### Living Room

6.31m x 4.49m (20' 8" x 14' 9")

Accessed via three steps up from the kitchen

With laminated flooring, multi-fuel stove inset into stone fireplace, feature original bread oven, two double glazed windows to the front aspect, large fireplace to the opposite end of the room to the stove, two radiators, stairs to first floor, door leading to the garden room.

### Garden Room

4.26m x 2.17m (14' 0" x 7' 1")

With bi-fold doors out to the glazed canopy patio area and garden. Laminate flooring, electric radiator, double glazed window to the side aspect, loft access hatch.

## FIRST FLOOR

### Landing

Two glazed windows to the rear elevation, loft access hatch, three steps down to lower landing, doors off to:

## Bedroom 1

3.78m x 3.07m (12' 5" x 10' 1")

Double glazed window to the front elevation, built-in wardrobe, radiator, door to the ensuite with W.C. and wash-hand basin.

## Bedroom 2

3.26m x 3.18m (10' 8" x 10' 5")

Double glazed window to the front elevation, radiator, wall mounted electric heater, built-in dressing table and storage unit.

## Lower Landing

With radiator, double glazed window to the rear elevation, doors to bathroom and bedroom 3.

## Bathroom

3.16m x 1.83m (10' 4" x 6' 0")

Fitted with a modern suite comprising 'P'-shaped bath with shower over and hand held shower attachment to mixer taps, W.C., wall mounted wash-hand basin inset into vanity unit with Bluetooth speaker enabled mirror, radiator, double glazed window to the rear elevation. The tiled floor also benefits from under floor heating and there is a heated vertical towel rail.

## Bedroom 3

3.72m x 2.92m (12' 2" x 9' 7")

With double glazed window to the front elevation, radiator, wall of built-in wardrobes.

## EXTERNALLY

### Gardens and Parking

Southerly-facing aspect formal gardens to the front of the property with a garage and car port.

A block-paved driveway provides parking for multiple vehicles and access to the electric car charging point to the front of the property.

Five-bar gated access leads to the main body of land round to the side and rear of the property with outbuildings, greenhouse and shed.

Fenced off area for keeping chickens.

### Garage

4.88m x 3.28m (16' 0" x 10' 9")

With stone flagged floor, integral door leading into the workshop, with multiple electric power sockets and strip lighting.

### Car Port

6.00m x 5.96m (19' 8" x 19' 7")

Providing additional covered parking space.

## ADDITIONAL INFORMATION

### Septic Tank

We have been informed that the property has a septic tank and would advise any prospective purchaser to check it complies with current standards and rules introduced on 1st January 2020.

### Tenure & EPC

Tenure - Freehold

EPC - E

## Referrals & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors - arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

### SERVICES

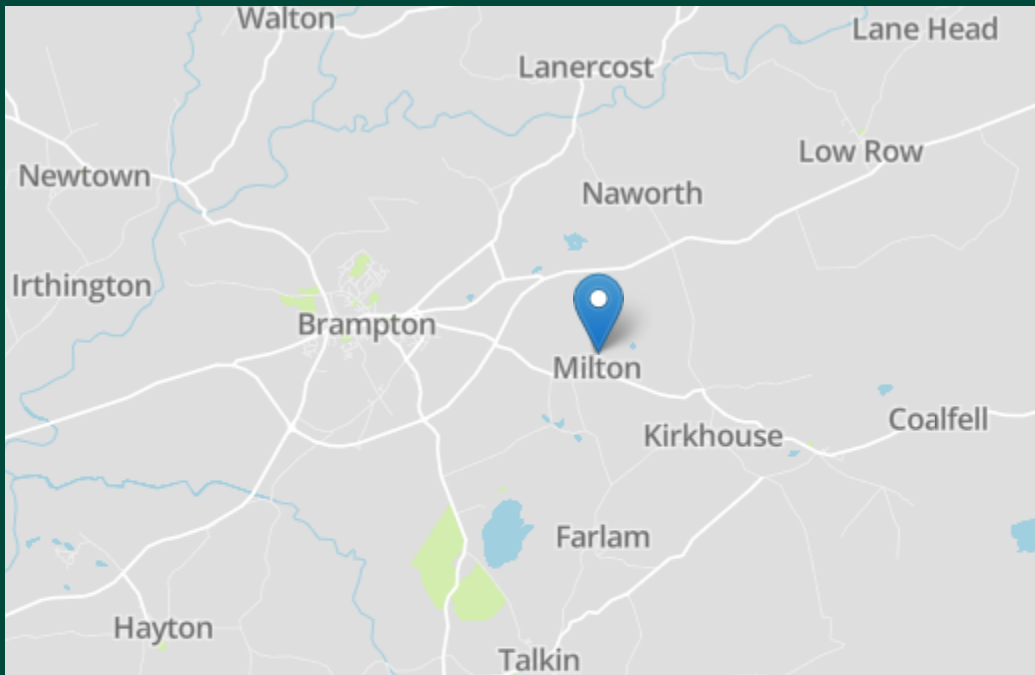
Mains electricity & water. Septic tank drainage; LPG gas central heating; majority double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Carlisle office, 01228 558 666.

Directions: Birch Head Cottage can be located with the postcode CA8 1HY and identified by a PFK For Sale board. Alternatively by using What3Words: ///rope.interview.proudest





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<small>EU Directive 2002/91/EC</small> 