

# Cumbrian Properties

Meadowbank, West Hall, Brampton



Price Region **£325,000**

**EPC-**

Detached property | Stunning countryside views  
2 reception rooms | 3 double bedrooms | Four piece bathroom  
Driveway, gardens & orchard | No onward chain

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## 2/ MEADOWBANK, WEST HALL, BRAMPTON

This three double bedroom, two reception room, detached property offers a perfect blend of comfort and rustic charm. The double glazed and oil central heated home is both cozy and characterful throughout. Upon entering through the porch, you are led into the sitting room, a warm and inviting space featuring a staircase to the first floor. The adjacent lounge, complete with a log burner, serves as a cozy retreat, perfect for relaxing on cooler evenings. The spacious dining kitchen has patio doors that open onto the rear garden, seamlessly merging indoor and outdoor living. Additionally, the conservatory offers a serene space to enjoy the garden views all year round. The first floor comprises three well-proportioned double bedrooms, two of which feature fitted wardrobes, providing ample storage space. The four-piece bathroom on this floor is tastefully designed, offering both functionality and a touch of luxury. Externally, the property is equally impressive. Driveway parking ensures convenience, while the elevated lawn and orchard provide a picturesque setting with beautiful countryside views. The sandstone patio at the side and front of the house is ideal for outdoor entertaining or simply enjoying the tranquil surroundings. The lawn and floral borders, featuring a variety of shrubs and trees, enhance the property's natural beauty. Sold with the benefit of no onward chain, a combination of charming features and stunning outdoor spaces, this home offers a perfect rural retreat.

The accommodation with approximate measurements briefly comprises:

**Front door into entrance porch.**

**ENTRANCE PORCH** Double glazed timber framed porch with stone flooring and UPVC door to the sitting room.



ENTRANCE PORCH



SITTING ROOM

**SITTING ROOM (15'8 x 13'5)** Wood effect laminate flooring, double glazed timber framed windows to the front and rear, door to cloakroom, built-in shelved storage cupboard housing the consumer box, radiator, timber staircase to the first floor, French doors to the lounge and door to dining kitchen.

**CLOAKROOM (5'4 x 4'6)** Two piece suite comprising WC and wash hand basin. Tile effect vinyl flooring, radiator and double glazed timber framed window to the rear.

**LOUNGE (18' x 13'7)** Double glazed timber framed windows to the front and rear, log burner and two radiators.

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LOUNGE

**DINING KITCHEN (20' x 16'9)** Fitted kitchen incorporating an eye-level oven and grill, four burner gas hob with tiled splashback and overhead extractor, one and a half bowl sink with mixer tap, plumbing for washing machine, integrated slimline dishwasher and cupboard housing the boiler. Wood effect laminate flooring, two radiators, double glazed timber frame windows to the side and rear, double glazed aluminium sliding doors to the rear garden and UPVC frosted door to the conservatory.



DINING KITCHEN

**CONSERVATORY (11'6 x 7'9)** Tiled flooring and UPVC door to the side.



CONSERVATORY

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**FIRST FLOOR**

**LANDING (12' x 9')** Spacious landing with double glazed timber frame window to the side, built-in shelved storage cupboard, doors to bedrooms and bathroom.



LANDING

**BEDROOM 1 (17' x 13'8)** Timber framed double glazed window to the front, radiator and built-in wardrobes.



BEDROOM 1

**BEDROOM 2 (14'7 x 12')** Double glazed timber frame window to the front, radiator and two fitted wardrobes.



BEDROOM 2

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**BEDROOM 3 (16' x 10'6)** Double glazed timber frame window to the front and radiator.



BEDROOM 3

**BATHROOM (11'6 x 5'6)** Four piece suite comprising panelled bath, walk-in shower with electric shower, WC and wash hand basin. Tile effect vinyl flooring, part tiled walls, heated towel rail and timber frame double glazed window to the side.



BATHROOM

**OUTSIDE** Driveway to the side of the property with access to the oil tank, covered wood storage area and steps to an elevated lawned incorporating trees, shrubs and bushes, orchard, gravelled pathway, additional covered storage and metal shed. The garden enjoys views over the neighbouring fields and countryside. To the rear of the driveway is a wooden gate leading to sandstone patio with lawn and floral borders, leading around to the front door.



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REAR & SIDE ELEVATIONS



SIDE ELEVATIONS



VIEW

**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.

EPC TO FOLLOW

reasons to sell with us...

more than

**455**

properties listed in our  
Carlisle office

more than

**390**

properties sold from  
our Carlisle office

we sold

**255**

more properties than  
our closest competitor

we have over

**500**

Google reviews with a  
4.9/5 Google Rating

\*UK Rightmove, Market Share Information  
from 31/01/2023 - 31/01/2024, CA1 to CA8

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