

Cumbrian Properties

The Old Store, Hayton, Brampton



Price Region £495,000

EPC-D

Semi-detached property | Sought after village location
2 reception rooms | 4 double bedrooms | 2 bathrooms
Tiered rear garden & outhouses | Original characterful features

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A well-presented four double bedroom, two-bathroom semi-detached property situated in the sought-after village of Hayton, to the east of Carlisle. The gas central heated and double-glazed property retains a wealth of characterful original features and briefly comprises a spacious 29' lounge with multi-fuel stove and exposed timber beams, snug, and a generous 31' dining kitchen with integrated appliances and centre island unit. There is also a utility room, boot room and cloakroom. To the first floor are four double bedrooms, including the master bedroom with dressing room and en-suite shower room, together with a four-piece family bathroom. Externally, the property benefits from a gravelled courtyard with outhouses providing additional storage or a workshop area, a shared detached garage, and a tiered rear garden laid to AstroTurf with a paved patio area.

The accommodation with approximate measurements briefly comprises:

Front door into lounge.

LOUNGE (29' x 14') UPVC double glazed windows to the front, two radiators, fireplace housing a multi fuel stove, exposed timber beams, doors to inner hall and snug.



LOUNGE



LOUNGE



SNUG

SNUG (15' x 8') UPVC double glazed window to the front, radiator and archway to the dining kitchen.

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DINING KITCHEN (31' x 13') Fitted kitchen incorporating a ceramic sink unit with mixer tap, electric oven and grill with five ring gas hob and extractor hood above, integrated washing machine and dishwasher, integrated fridge and freezer, island unit with breakfast bar, wood effect laminate flooring, two radiators, UPVC double glazed window to the rear, staircase to the first floor with UPVC double glazed window to the rear, doors to utility and boot room.



DINING KITCHEN

UTILITY (10' x 8') Fitted cupboards and worksurface, UPVC double glazed window to the rear, radiator and tiled flooring.



UTILITY

BOOT ROOM (8' x 7') Tiled flooring, radiator, UPVC door to the rear garden and door to the cloakroom.

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CLOAKROOM Two piece suite comprising WC and wash hand basin. Tiled splashbacks and tiled flooring.

FIRST FLOOR

SPLIT LEVEL LANDING Exposed timber beams, doors to bedrooms and family bathroom.



LANDING

MASTER BEDROOM (16' x 15') UPVC double glazed windows to the front, two radiators, original feature sandstone fireplace, exposed timber beams and opening to the dressing room.



MASTER BEDROOM

MASTER DRESSING ROOM (10' x 8') UPVC double glazed window to the front and door to the en-suite shower room.



DRESSING ROOM

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MASTER EN-SUITE SHOWER ROOM (8'5 x 6'5) Twin sinks in a vanity unit, WC and walk-in shower. Cast iron radiator with heated towel rail, slate effect laminate flooring and panelled ceiling.



EN-SUITE SHOWER ROOM

BEDROOM 2 (15'5 x 12') UPVC double glazed window to the front, radiator and fitted storage cupboard housing the Worcester gas boiler.



BEDROOM 2

BEDROOM 3 (13'5 x 13'5) UPVC double glazed window to the rear and radiator.



BEDROOM 3

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BEDROOM 4 (10' x 9') UPVC double glazed window to the rear and radiator.



BEDROOM 4

FAMILY BATHROOM (9'5 x 8') Four piece suite comprising WC, wash hand basin, freestanding roll top bath and walk-in shower. Cast iron radiator with heated towel rail, slate effect laminate flooring, UPVC double glazed frosted and Velux window to the rear.



FAMILY BATHROOM

OUTSIDE To the rear of the property is a gravelled courtyard with outhouses providing additional storage or a workshop area, a shared garage and a tiered garden laid to Astro turf with paved patio, floral borders and gravelled areas. Gated access to the side leads to the garage and rear courtyard.



COURTYARD



GARDEN

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REAR OF THE PROPERTY



FRONT OF THE PROPERTY

TENURE We are informed the tenure is Freehold.

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

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