

# Cumbrian Properties

## Applegarth, Hayton, Brampton



**Price Region £595,000**

**EPC-E**

Detached Georgian property | Rural village location  
2 receptions | 4 bedrooms | 3 bathrooms  
Generous gardens, garage and drive | Traditional features

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## 2/ APPELGARTH, HAYTON, BRAMPTON

Dating back to 1827, this stunning four bedroom, three bathroom detached Georgian home retains many original features including sash windows and fireplaces and offers a generous lawned tiered garden, off-street parking and garage. Located in the heart of the popular village of Hayton, the property is gas centrally heated and majority double glazed with secondary glazing to the remaining original windows. The flexible layout leads to four double bedrooms, two receptions, three bathrooms, a spacious dining kitchen, utility room and office. From the entrance hall there is a cosy snug with gas stove and French doors leading out to the rear garden, lounge with original open fireplace and French windows with window seat, 22' dining kitchen with AGA and kitchen island and secondary staircase to the first floor, an office, utility room and ground floor cloakroom. Two staircases lead to the first floor where you will find four double bedrooms with an en-suite shower room to the master and two, three piece bathrooms with plenty of fitted storage. To the front of the property there is a gravelled driveway providing off-street parking for two-three vehicles leading up to the single garage along with a patio garden. To the rear of the property there is a generous lawned tiered garden with well-established trees and plants incorporating lawn and patio seating area providing plenty of space for children's play areas or outdoor entertaining. Hayton is a popular village to the east of Carlisle with it's own village school which has an outstanding Ofsted rating and local pub. The market town of Brampton is just a five minute drive where there are shops, secondary school, doctors & dentist, Carlisle is a ten-fifteen minute drive where there are further amenities and railway station and there are excellent transport links to A69 Newcastle Road and Junction 43 of the M6.

The accommodation with approximate measurements briefly comprises:

**Entry through front door into the entrance hall.**

**ENTRANCE HALL** Door to the office, step up to staircase to the first floor with understairs storage, window, doors to the lounge, snug and radiator.

**OFFICE (10' x 6'7)** Built-in cupboard housing the 3-year old Worcester combi-boiler, secondary glazed window to the front of the property, built-in shelving and radiator.



OFFICE

**SNUG (15' max x 14'7 max)** Stone fireplace housing a gas stove, double glazed French doors leading to the rear garden, secondary glazed sash window and radiator.



### 3/ APPELGARTH, HAYTON, BRAMPTON



SNUG

**LOUNGE (17'6 x 14')** Original working open fireplace, French windows with window seat overlooking the garden, original Georgian window to the front, radiator and step up and door to the dining kitchen.



LOUNGE

**DINING KITCHEN (22' max x 14'3 max)** Fitted kitchen incorporating AGA which heats the hot water to one side of the house, Belfast sink, kitchen island with integrated fridge, ceiling spotlights, door leading to the front patio and two original sash windows with window shutters, staircase to the first floor and stone flooring.

**DINING AREA** Cosy log burning stove, radiator, stone flooring, double glazed windows to the rear of the property and door to the rear porch.



#### 4/ APPELGARTH, HAYTON, BRAMPTON



DINING KITCHEN

**REAR PORCH** Door to the rear garden, stone flooring, wooden panelled ceiling and step up and door to the utility room.

**UTILITY ROOM (20'7 max x 8' max)** Built-in storage, plumbing and space for washing machine, dryer and other appliances, stainless steel sink unit, door to the rear garden, double glazed window and secondary glazed window, tiled flooring, radiator and door to the cloakroom.



UTILITY

**CLOAKROOM** Two piece suite comprising wash hand basin and WC. Frosted glazed window and tiled flooring.

#### **FIRST FLOOR**

**LANDING (FROM KITCHEN)** Velux window and doors to bedroom 2, master en-suite and bathroom 1.

**BEDROOM 2 (14' max x 11' max)** Original open decorative fireplace, sash window to the front with shutters, window to the side with shutters and radiator.





## 5/ APPELGARTH, HAYTON, BRAMPTON

**BATHROOM 1 (9' max x 8'4 max)** Three piece suite comprising panelled bath, wash hand basin and WC with concealed cistern. Built-in storage, sash window to the front with shutters and radiator.



BATHROOM 1

### **MAIN LANDING**

**(FROM HALLWAY STAIRCASE)** Three windows to the front, door to bathroom 1 and step up to rear landing.

**REAR LANDING** Radiator, doors to master bedroom and bedrooms 3 & 4.

**MASTER BEDROOM (16' max x 11'8 max)** Original fireplace, double glazed windows to the front and rear elevations, radiator and door and step up to the en-suite.

**MASTER EN-SUITE (6' x 6')** Three piece suite comprising walk-in shower cubicle, wash hand basin and WC. Velux window, tiled splashbacks, ceiling spotlights and radiator.



MASTER BEDROOM & EN-SUITE

6/ APPEGARTH, HAYTON, BRAMPTON

**BEDROOM 3 (15' max x 12' max)** Double glazed windows to the side and rear elevations and radiator.



BEDROOM 3

**BEDROOM 4 (11'3 max x 8'8 max)** Double glazed window to the rear and radiator.



BEDROOM 4

**BATHROOM 2 (9'7 max x 8'5 max)** Three piece suite comprising shower over panelled bath, wash hand basin and WC. Partially tiled walls, heated towel rail and radiator, two double glazed windows to the front and side elevations and tiled effect flooring.



BATHROOM 2



7/ APLEGARTH, HAYTON, BRAMPTON

**OUTSIDE** To the front of the property there is a low maintenance patio garden, a gravelled driveway providing off-street parking for two-three vehicles leading up to the single detached garage, log store and gate providing access to the rear of the property. To the rear of the property is a stunning, generous tiered garden incorporating lawn, fruit trees, patio, outside water supply and an abundance of mature trees and plants.



REAR OF THE PROPERTY



GARDEN

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

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

**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.

