

# Cumbrian Properties

## Woodside, How Mill, Near Brampton



**Price Region £315,000**

**EPC-C**

Detached character cottage | Rural location  
2 reception rooms | 3 bedrooms | 1 bathroom  
Woodland garden | Driveway parking

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## 2/ WOODSIDE, HOW MILL, NEAR BRAMPTON

If you are looking for a country cottage in a picturesque rural location, then look no further. This three bedroom, two reception room detached cottage dates back to 1794 and could be straight out of a fairy tale. Set in a private woodland position surrounded by nature and with tones of potential for the outside space, the cottage has solar panels, double glazing and gas central heating and is bursting with original features. The entrance porch with original stone floor has a handy ground floor cloakroom and a stable door leads you into the spacious dining room which has access through to the office, a wooden sliding door leads you through to a cosy lounge with log burning stove and a cottage door takes you through to the inner hallway which accesses all bedrooms, bathroom and the kitchen. The quirky kitchen has plumbing for washing machine and dishwasher and has a handy separate utility area accessed through a sliding wooden door with space for tumbler dryer and access to the garden. There are three double bedrooms, two with fitted storage and one that could easily be adapted into an en-suite shower room. The four piece bathroom has just the right mix of modern and rustic with a fully tiled shower cubicle and jet spa bath.

It is hard to know where to begin when it comes to describing the outside space as there is so much on offer. There is a woodland garden which gets the sun all day long with pleasant seating areas, a garden pond and access to the common ground where there is a stream. The gravelled driveway provides off street parking for several vehicles and there is masses of space to keep livestock, create an orchard or vegetable garden or even to extend, subject to planning permission. How Mill is a picturesque village just off the A69 with the amenities of Warwick Bridge in close proximity including doctors surgery, school, petrol station and butchers. Easy access to J43 of the M6 and Carlisle's town centre is just a 15 minute drive. The picturesque Gelt Woods (1.5 miles), historic market town of Brampton (4 miles) and Hadrian's Wall are all within easy driving distance.

The accommodation with approximate measurements briefly comprises:

**UPVC door into entrance porch.**

**ENTRANCE PORCH** Stone flooring, part wood panelled walls, double glazed window and doors to dining room and cloakroom.



ENTRANCE PORCH

**CLOAKROOM** Two piece suite comprising of wash hand basin and low level WC. Part wood panelled walls, original stone flooring and stable door into the dining room.

**DINING ROOM (14'5 max x 11'6 max)** Double glazed window to the rear overlooking the woodland, radiator, door to office and sliding wooden door leading into the lounge.

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DINING ROOM

**LOUNGE (12' max x 12' max)** Feature stone wall, beamed ceiling and a cosy multi fuel stove set on a stone hearth. Double glazed window to the front, radiator and cottage door and step up to the inner hallway.



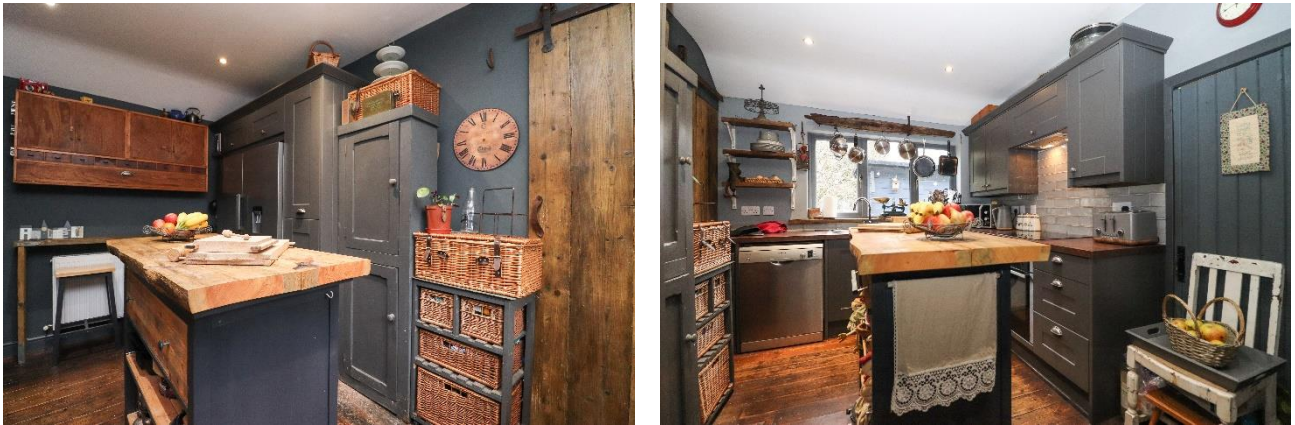
LOUNGE

**INNER HALLWAY** Doors to kitchen, bathroom and bedrooms. Storage cupboard, radiator, sky lantern, original wood flooring and part wood panelled walls.

**KITCHEN (14' max x 9' max)** Fitted kitchen incorporating an electric oven and four burner hob with extractor hood above, 1.5 bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher. Double glazed window, ceiling spotlight, breakfast bar, kitchen island, radiator, original wood flooring and a sliding wooden door leading to a rear porch area.



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KITCHEN

**REAR PORCH** Space for tumble dryer, ceiling spotlights, storage area and UPVC door leading out to the rear garden.

**BEDROOM 1 (11'8 x 11')** Double glazed window to the side of the property, radiator and built in storage cupboard with sky lantern.



BEDROOM 1

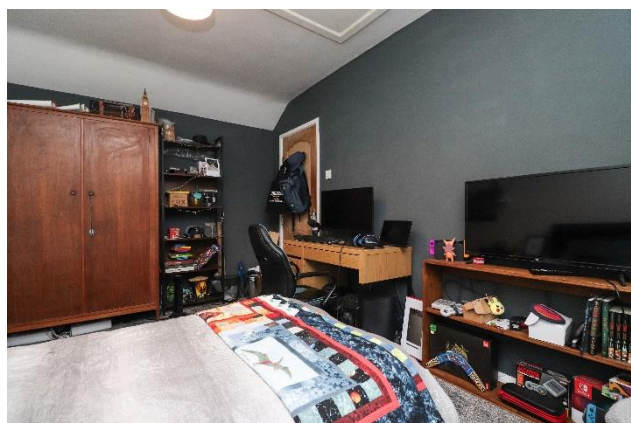
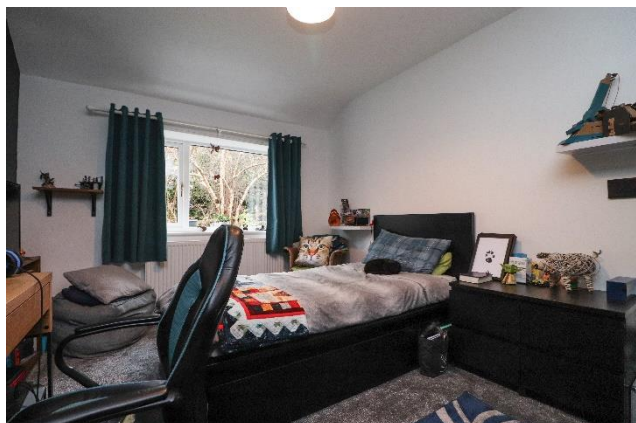
**BEDROOM 2 (12'7 x 8'7)** Original beams to ceiling, double glazed window, radiator, original decorative cast fireplace and built in storage.



BEDROOM 2

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**BEDROOM 3 (13' x 9'4)** Double glazed window, radiator and loft access.



BEDROOM 3

**BATHROOM (8'5 max x 6'5 max)** Four piece suite comprising of shower cubicle, spa bath, vanity unit wash hand basin and low level WC. Beams to ceiling, double glazed frosted window, ceiling spotlights, part tiled walls and heated towel rail.



BATHROOM

**OUTSIDE** Woodside has extremely generous gardens and woodland. To the front of the property there is a gravelled driveway providing off street parking for several vehicles along with a greenhouse, raised beds, log store and a patio seating area.

To the rear of the property there are two sets of steps down to the woodland garden which incorporates a pond, a reading nook and outbuilding currently used as a gym. There are masses of scope for keeping livestock, an orchard or allotment. Also to the rear is a low maintenance garden laid to slate chippings with an additional seating area, log store, outside water supply and access into the office.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

**COUNCIL TAX** We are informed the property is in tax band C

**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.