

# PKK

Glen Cottage, How Mill, Brampton, Cumbria CA8 9JY

Guide Price £500,000





## LOCATION

The picturesque hamlet of How Mill is situated only 7 miles east of the Great Border City of Carlisle, the surrounding area is steeped in a rich history with the epic World Heritage Site, Hadrian's Wall close by. For your convenience there is easy access both road and rail links with the A69 and the M6 easily accessible, plus railway stations found at nearby Brampton and Wetheral. The villages of Hayton, Heads Nook, Faugh, Warwick Bridge, Great Corby and Wetheral and the thriving market town of Brampton are all within a 4 mile radius, where you will find plenty of fantastic local options for shops, schools, country pubs, restaurants, cafes, doctors surgeries and leisure facilities. Right on your doorstep you will find many areas of outstanding natural beauty in which to enjoy country walks and cycling routes suitable for all abilities including Talkin Tarn, Gelt Woods and the Pennines.

## PROPERTY DESCRIPTION

A truly magical welcome awaits you at the stunning Glen Cottage, set in over half an acre of secluded, mature gardens and a beautiful woodland area with a stream running through, if you're looking for tranquility, your search ends here, this is the elusive pot of gold at the end of the rainbow.

Once you have fallen in love with the outside, step in and get ready to explore and adore the inside too! There is no standard way to describe the accommodation on offer, it is arranged over three levels, but with not many steps, offering a super flexible layout that could be furnished entirely differently to fit your lifestyle, but as it stands is laid out to give three double bedrooms and a luxurious walk in wardrobe/dressing room, essentially making the upper level a master suite, with bedroom, dressing room and en-suite. Boasting a fabulous open plan living dining kitchen, sunroom, bedroom, bathroom, utility and cloakroom WC on the entrance level, which is the ground floor. On the lower ground floor you will find the main living room, with a multifuel stove and two sets of French doors out to the large decking area in the glorious back garden, plus a further bedroom.

Viewing really is essential to understand how best this characterful home will best work for you.

## ACCOMMODATION

### Entrance

Composite front door leading into the hallway

### Hallway

Spacious hallway with tiled floor, loft access hatch with a drop-down ladder, radiator, doors off to bedroom 3 and the bathroom. Glazed doors into the kitchen diner.

### Bedroom 3

3.06m x 2.64m (10' 0" x 8' 8")

With double glazed windows to the front and side aspects, radiator and built-in storage cupboard.

### Bathroom

2.64m x 2.19m (8' 8" x 7' 2")

Comprising white suite with bath with centre taps, W.C., wash-hand basin inset into vanity unit and walk-in shower cubicle with electric shower. Fully tiled floor and walls, electric underfloor heating, inset spotlights and extractor fan, stainless steel ladder radiator. Double glazed window to the front aspect.

## Kitchen Living Dining

6.64m x 4.41m (21' 9" x 14' 6")

With LVT flooring, underfloor heating to the kitchen area. The kitchen area is fitted with a range of cream wall and base units with laminated worktops and upstands, 1.5 bowl composite sink, integrated undercounter fridge, integrated dish-washer, integrated double oven, concealed wall mounted Worcester gas central heating boiler. Breakfast bar, black glass 5-ring gas burning hob with a black glass splashback with curved glass and stainless steel chimney extractor over. Velux roof light with window to the side elevation. The dining area also has a Velux roof light and a double glazed window to the rear, French doors into the sun room and open plan archway into the lounge.

## Sun Room

2.93m x 2.75m (9' 7" x 9' 0")

With radiator, laminate flooring, large glazed picture window to the rear garden. Two Velux roof lights, French doors out to the garden, door leading to the utility room.

## Utility Room

3.19m x 1.94m (10' 6" x 6' 4")

With double glazed window to the side and front aspects. Space and plumbing for washing machine, stainless steel sink and drainer unit mounted in base units, wall units, inset spotlights, loft access hatch, door to the W.C.

## W.C.

1.09m x 0.77m (3' 7" x 2' 6")

## Inner Landing

Accessed from archway from the dining area of the kitchen. Four steps leading down into the lower ground floor, and a gorgeous, ornate iron spiral staircase leading to the first floor. Large, arched picture window to the side elevation.

## LOWER GROUND FLOOR

### Lounge

7.24m x 4.40m (23' 9" x 14' 5")

Two sets of French doors out onto the large decking area overlooking the beautiful gardens. Wood floor, bay window to the rear garden, stunning sandstone fireplace with multi-fuel stove, two radiators and double doors leading into bedroom 2.

### Bedroom 2

4.41m x 2.66m (14' 6" x 8' 9")

Double glazed windows to the side and rear aspects, radiator.

## FIRST FLOOR

### Landing

Doors off to bedroom 1 and bedroom 4

### Bedroom 1

4.42m x 3.71m (14' 6" x 12' 2")

Two Velux roof lights, bay window to the rear garden, radiator and door to en-suite

### En-suite

2.02m x 1.09m (6' 8" x 3' 7")

Double walk-in shower cubicle with electric shower, W.C. and wash-hand basin inset into vanity unit.

### Bedroom 4 / Walk in Wardrobe / Dressing Room

2.74m x 2.18m (9' 0" x 7' 2")

Two double glazed windows to the side and rear aspects, Velux roof light. Currently used as a dressing room

## EXTERNALLY

### Gardens and Parking

Glen Cottage has a gated driveway and offers plenty of private parking.

The grounds of over half an acre wrap around the property, affording a fabulous level of privacy. The sloping gardens are mature, with fruit trees including apple, pear, plum, cherry and damson, plus fruit cage, raised beds and shrubs are planted, along with seating areas and a superb decking area that has been fully renewed and has vines planted around it so you could even make your own wine!

Spoilt for choice for sheds, storage, log stores, greenhouse and potting areas and even a bar, this garden is a dreamy place to spend your time whether you're being productive, splashing in the stream or playing hide and seek in the woods!

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold

EPC - D

## Referrals and 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

Mains electricity, gas, water & drainage; gas central heating; double glazing installed throughout. 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 E

Viewing: Through our Penrith office, 01768 862135.

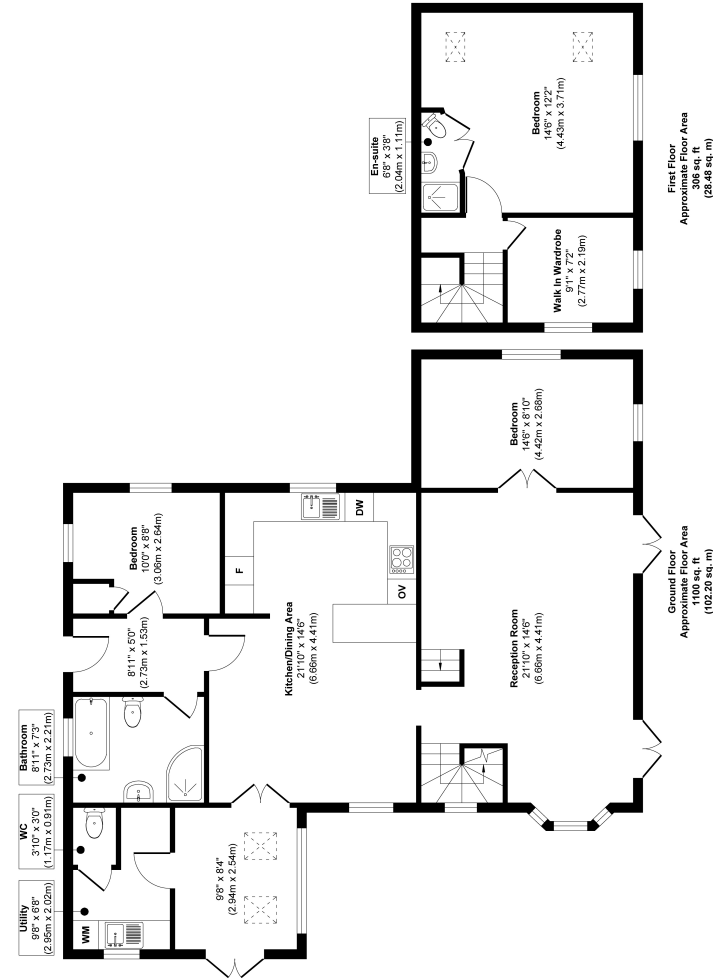
Directions: Glen Cottage can be located with the postcode CA8 9JY and identified by a PFK For Sale board. Alternatively by using What3Words: [///ascendant.engineers.patrol](https://www.what3words.com/ascendant.engineers.patrol)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	79
(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	

### Glen Cottage



**Approx. Gross Internal Floor Area 1406 sq. ft. / 130.68 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.