



The Old Vicarage, Cumwhitton, BRAMPTON, CA8 9EX
Guide price £425,000

Hayward * Tod
associates



The Old Vicarage, Cumwhitton, BRAMPTON, CA8 9EX

An attractive Regency period dwelling circa 1830's offering well balanced, light and airy, five bedroom accommodation well maintained both internally and externally by the present owners. It includes two good reception rooms, a large family dining kitchen, study and good sized family bathroom. Pretty village location on the fringe of the Eden Valley, just 4.5 miles from the A69 with good links to the M6 and Carlisle.



Situation and description The property occupies a prominent site at the top of a pretty village which has a good public house. The village sits in attractive Cumbrian countryside yet accessible to other nearby villages including Great Corby 3 miles, Castle Carrock 4 miles and Armathwaite 5 miles. The M6 motorway at J.43 is just 7 miles and the market town of Brampton is 8 miles and the centre of Carlisle is just 9 miles. A little further afield, Penrith is 17 miles by car.

There are primary schools in Great Corby and Castle Carrock and the renowned William Howard Secondary School is in Brampton for which there is a bus service.

Carlisle, the region's capital, has a superb range of social, leisure and retail opportunities. There is an attractive central pedestrianised area and an impressive cathedral and castle. The city benefits from being on the West Coast Mainline which provides fast and frequent services to London from 3 hours 23 minutes and non-stop to Glasgow. The city's central railway station serves many other destinations including the Lake District, West Cumbria, Edinburgh, Newcastle, Manchester, Manchester Airport and Birmingham.

The Old Vicarage is an appealing five bed detached dwelling with private gardens in a pleasant aspect. The accommodation is offered in good order having been well

maintained and improved both internally & externally by the current owners. The living space is well balanced, light and airy and includes two good sized reception rooms and five first floor bedrooms and a generously sized family bathroom and separate WC. Of interest is the large farmhouse style dining kitchen and separate study. the property has the benefit of a utility room, boot room, downstairs WC along with a useful flagged cellar.

ACCOMMODATION

GROUND FLOOR

Entrance hall Incorporating period features including an impressive cantilevered stone staircase. Wide entry door with ornate glazed fanlight. Polished flagged floor. Radiator.

Sitting room 16'0 to chimneybreast x 13'11 (4.88m to chimneybreast x 4.24m) An attractive and well proportioned room featuring a tall double glazed French window with shutters allowing access to the rear garden and view. Open fireplace. Coving. Picture rail. Ceiling rose. Radiator.

Dining room 15'4 x 11'11 (4.67m x 3.63m) Sash window with shutters to front elevation. Aspect over village towards the church and fell tops. Open fireplace. Picture rail. Ceiling rose. Radiator.

Inner hall

Cloakroom 9'0 x 3'4 (2.74m x 1.02m) White

two piece suite. W.C. Pedestal wash hand basin. Sash window. Radiator.

Study 12'7 x 11'4 (3.84m x 3.45m) Sandstone fireplace. Sash window to front elevation. Aspect to church and fell tops. Radiator. Picture rail. Ceiling rose.

Dining kitchen 16'10 x 14'1 min. (5.13m x 4.29m min.) Being of a good size featuring a double sash window. Range of fitted base and wall units. One-and-a-half bowl sink unit with mixer tap. Gas hob. Cooker hood. Double wall oven. Plumbing for dishwasher. Two radiators. Door to side. Door access to cellar via stone steps.

Cellar 15'7 x 11'11 (4.75m x 3.63m) Flagged floor. Window.

Boot Room 8'11 x 6'0 (2.72m x 1.83m) Sash window to rear. Rural aspect. Fitted base cupboards.

Utility 10'7 x 9'1 max. (3.23m x 2.77m max.) Fitted base units. Single bowl stainless steel sink unit. Plumbing for automatic washing machine. Central heating boiler. Sash window to rear. Pleasant rural aspect.

FIRST FLOOR

Landing Sash window to front. Pleasant village aspect and a good view of the church clock tower and fells beyond. Radiator.

Bedroom one 16'0 to chimneybreast x 13'10 (4.88m to chimneybreast x 4.22m) Feature



fireplace. Sash window to rear with open rural views. Picture rail. Wall light. Radiator.

Bedroom two 15'5 x 12'1 (4.70m x 3.68m) Decorative fireplace. Sash window to front. Fine aspect and view. Radiator.

Bedroom three 15'4 x 12'7 (4.67m x 3.84m) Decorative fireplace. Built-in cupboard. Recessed shelving. Wall light. Sash window to front. Village, church and fell views. Radiator.

Inner landing Radiator. Sash window.

Bedroom four 14'0 x 8'3 (4.27m x 2.51m) Sash window to side. Radiator.

Bedroom five 14'0 x 7'2 to chimneybreast (4.27m x 2.18m to chimneybreast) Sash window to side. Decorative fireplace. Radiator.



Separate W.C. Sash window providing a fine rural view. Radiator.

Bathroom 14'0 overall x 7'10 (4.27m overall x 2.39m) White three piece suite. Large shower cubicle. Free standing roll top bath. Pedestal wash hand basin. Built-in airing cupboard. Radiator. Ladder towel radiator. Sash window to side.

OUTSIDE The front garden has a stone wall and hedged boundary. Gate and path to front door. Lawn with borders. Access to side. To the left, the garden contains a raised vegetable plot and greenhouse. The lawn continues round to the rear. To the right of the property, the courtyard area has a stone walled boundary and gate to a parking area. Stone store. Garden shed. Garage. The rear garden is very pleasant and private with



views of the countryside. The garden features a lawn, pond and borders and an area perfect for alfresco dining.

SERVICES Mains water, electricity and drainage. Oil central heating. LP gas supplying the cooker.

TENURE Freehold - solicitors will confirm.

Directions From the A.69 heading east turn immediately right after crossing the River Eden for Great Corby. Proceed through the village and on to Cumwhitton. Proceed into the village and the Old Vicarage is at the top of the rise.

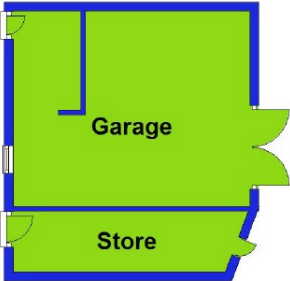
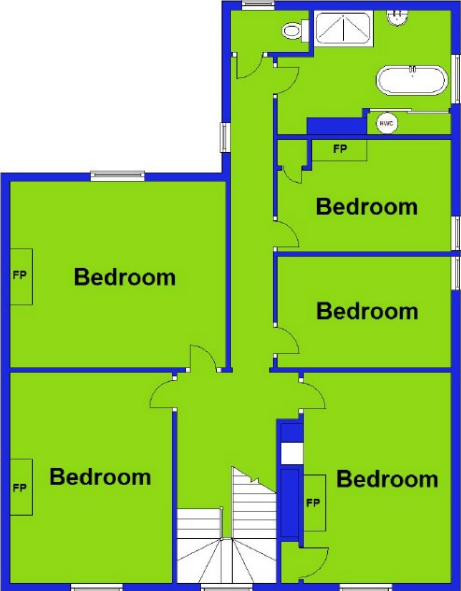
All descriptions, dimensions, floor plans, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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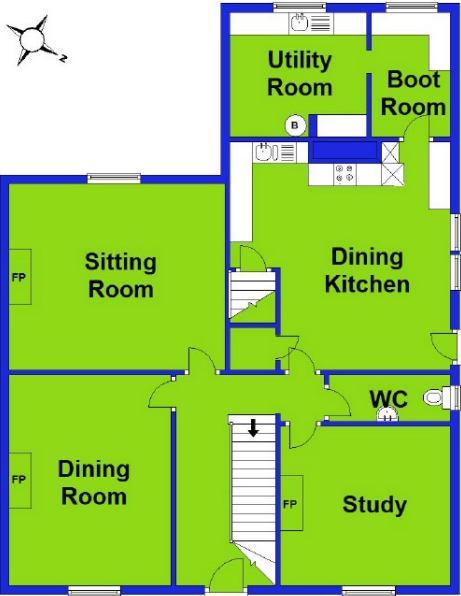
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First Floor



Ground Floor



Cellar

