

## Walton

Guards Hill, Walton, Brampton, Cumbria, CA8 2EB

A detached four bedroom period house together with a single storey two bedroom cottage in a delightful rural setting with views to open countryside situated two miles from Walton village and under six miles from the market town of Brampton.

## Offers over £425,000

### Quick Overview

Detached four bedroom period house together with a two bedroom single storey cottage  
Delightful rural setting with views to open countryside  
Six miles from Brampton and two miles from Walton village  
Front courtyard, extensive gardens and outbuildings  
Upgrading of the main house is required  
Holiday rental income opportunity



6



4



3



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Standard  
16 Mbps



2

Property Reference: P0167



Living Room



Kitchen



Kitchen



Dining Room

A detached four bedroom period house together with a single storey two bedroom cottage in a delightful rural setting with views to open countryside situated two miles from Walton village and under six miles from the market town of Brampton.

The main house requires some further improvement and the cottage is ideally suitable for accommodating a dependant relative or for lucrative conventional or holiday rental.

### Accommodation

#### Main House

##### Ground Floor:

Entrance Hall | Living Room | Dining Room | Kitchen | Utility Room | Work Room | Two Stores | WC

##### First Floor:

Landing | Bedroom 1 With En-suite Shower Room | Bedroom 2 With En-suite Shower Room | Bedroom 3 | Bedroom 4 | Bathroom

#### Cottage

##### Ground Floor:

Dining Kitchen | Utility Room | Living Room | Bedroom 1 | Bedroom 2 | Bathroom

#### Externally

Front Courtyard | Surrounding Gardens | Store Rooms | Barn | Car Port

#### Services

Mains water and electricity. Septic tank drainage.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

### Tenure

Freehold.

### Cottage Rateable Value

£1,350.

### House Council Tax

Band D.

### Viewing

By appointment with Hackney and Leigh's Penrith office.

### Directions

From Walton village proceed north towards Woodleigh and after approximately two miles turn immediately left at the B6318. Proceed ahead and turn first right following the access road and bearing left to the property entrance gate.

### Price

Offers over £425,000 are invited.



Cottage Living Room



Cottage Dining Kitchen



Garden



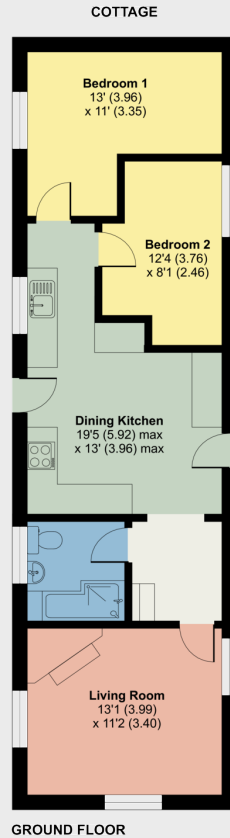
Cottage Garden

Request a Viewing Online or Call 01768 741741

## Guards Hill, Walton, Brampton, CA8 2EB

Approximate Area = 647 sq ft / 60.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2023. Produced for Hackney & Leigh. REF: 985707

Viewings available 7 days a week including evenings with our dedicated viewing team  
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# Guards Hill, Walton, Brampton, CA8 2EB

Approximate Area = 2067 sq ft / 192 sq m

Outbuildings = 822 sq ft / 76.3 sq m

Total = 2889 sq ft / 268.3 sq m

For identification only - Not to scale



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