



Two/Three bedroom traditional detached cottage
for sale

The Barn, Newbiggin, Heads Nook, Brampton,
CA8 9DH

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Property Details

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Guide Price

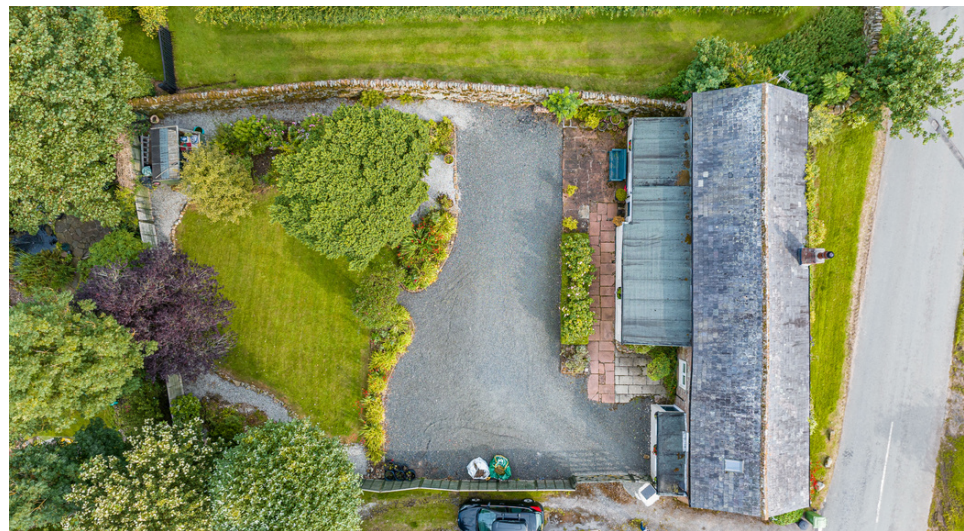
£275,000

Description

A delightful detached two/three bedroom detached property, with all the benefits of a bungalow and the charm of a country cottage, full of period features and situated in a sought after village along the Eden Valley.

Selling Agents

C&D Rural, Lakeside, Townfoot, Longtown, Carlisle,
CA6 5LY





KEY FEATURES

- Two/three bedroom detached cottage
- Spacious delightful sitting room full of period charm
- Benefits from accommodation to the ground floor
- Sought after village location
- Extensive rear garden with lawn and meadow
- Ample parking for three cars with secluded garden
- Picturesque country views

Location

Newbiggin, Heads Nook, is a charming and peaceful hamlet nestled in the scenic countryside of Cumbria, England. Surrounded by rolling hills and lush greenery, Newbiggin offers a serene escape from the hustle and bustle of city life. Despite its tranquil setting, the hamlet remains conveniently accessible. Situated just a short drive from the A69 road, it provides easy connections to nearby towns like Brampton and Carlisle. Public transport options are available, with regular bus services passing through the area, connecting residents to essential amenities and nearby attractions.



The Accommodation

This charming single story detached cottage with its traditional stone frontage is a true gem and has been a much-loved home for the family for several decades. These properties come up once in a generation, now needing some modest updating there is an opportunity here to acquire a beautiful property which can be tailored to the buyers personal taste to create a unique and special home whether principal or secondary.

The entrance door from the private driveway takes you into a porch and through a useful boot/utility room, with a tiled floor with ample storage and space for laundry and white goods with shelving. From the utility is the kitchen where the tiled floor continues. There is an abundance of attractive wall and base units with oak worktops. There is an integrated cooker, hob and dishwasher with pretty views onto the garden.



The Accommodation

The dining room practically off the kitchen has a handsome oak floor and window with seep sills and pretty views onto the countryside. The lounge is a delightful and generous room with pleasing views, a handsome wood burner at the centre of the room and a painted feature stone wall all add to the period charm. Along the hallway leads to two attractive double rooms and a practical WC separate from the main bathroom, the latter with bath and mixer taps with shower attachment sink and towel rail.

Along the hall is a useful area presently used as an office where the current owners have cleverly maximised the space to the roof by adding a staircase and a third bedroom on a mezzanine with more original stonework.



The Accommodation

Outside is a generous gravel drive with sufficient parking for four cars. The garden is spacious and secluded with well-maintained flowerbeds, mature shrubs and an attractive lawned area with pathways and a useful garden shed. The property benefits from immediate access to the local footpaths, woods and river walks that surround this quaint little village.



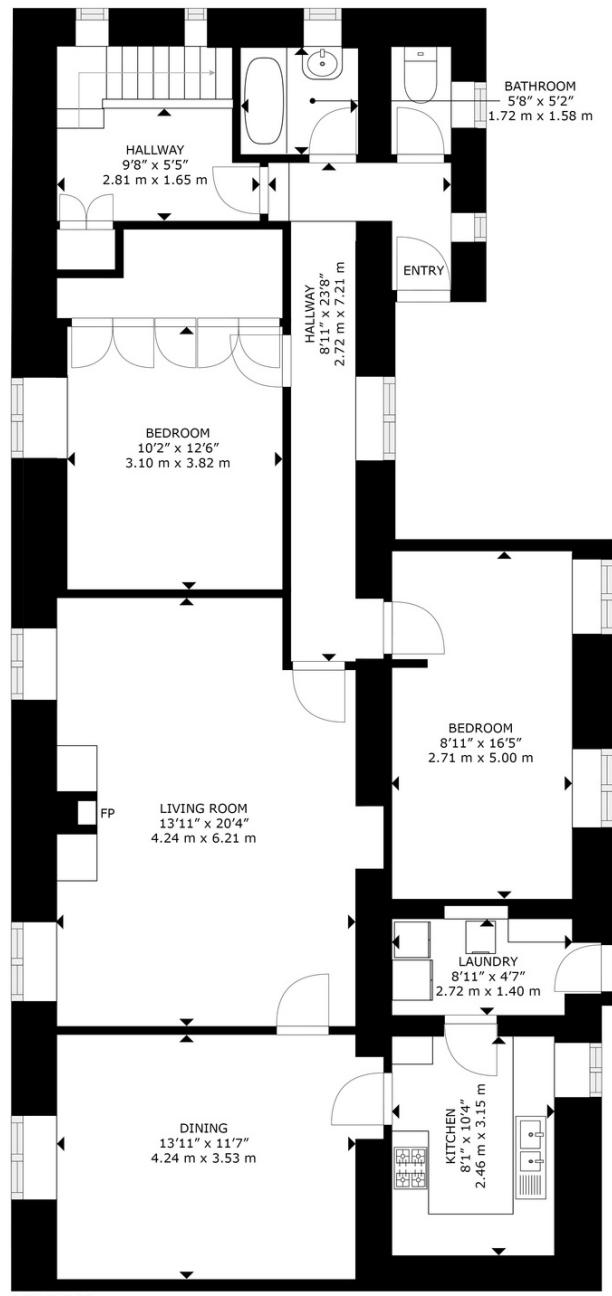




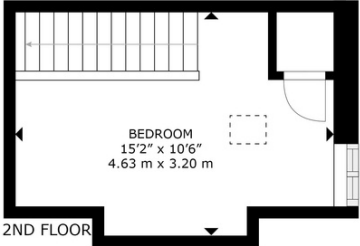








1ST FLOOR



2ND FLOOR

GROSS INTERNAL AREA
 1ST FLOOR: 1,434 sq. ft, 133 m², 2ND FLOOR: 156 sq. ft, 14 m²
 TOTAL: 1,590 sq. ft, 147 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Tenure and Possession: Freehold with vacant possession.

Matters of Title: The property is sold subject to all existing servitude rights, burdens, reservations and wayleaves, including rights of access and rights of way whether contained in the Title Deeds or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied themselves as to the nature of such servitude rights and others.

Fixtures and Fittings: All standard fixtures and fittings are to be included in the sale.

EPC Rating:

Council Tax: Band D

Services: The Barn is served by mains water, mains electricity, septic tank and storage heaters.

Viewings: Strictly by appointment through the sole selling agents, C&D Rural. Tel 01228 792299

Offers: Offers should be submitted to the selling agents. The owner reserves the right to sell without imposing a closing date and will not be bound to accept the highest, or indeed any, offer. All genuinely interested parties are advised to note their interest with the selling agents.

Money Laundering Obligations: In accordance with the Money Laundering Regulations 2017 the selling agents are required to verify the identity of the purchaser at the time an offer is accepted. All offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds.

Local Authority: Westmorland and Furness Council

Solicitors: TBC

Website and Social Media: Further details of this property as well as all others offered by C&D Rural are available to view on our website www.cdrural.co.uk. For updates and the latest properties like us on [facebook.com/cdrural](https://www.facebook.com/cdrural) and Instagram on [@cdrural](https://www.instagram.com/cdrural).

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