



Brampton

St Martins House, Carlisle Road, Brampton, Cumbria, CA8 1SR

A most appealing substantial and comprehensively upgraded detached four bedroom period house including an adjoining two bedroom annex most conveniently situated in the centre of Brampton market town.

Offers Over £475,000

Quick Overview

Substantial detached four bedroom period house

Adjoining self-contained two bedroom annex

Convenient location in Brampton town centre

Nine miles from Carlisle

Versatile comprehensively upgraded accommodation

Opportunity for earning rental income

Front and rear gardens

On-site forecourt parking spaces



6



3



3



E



Ultrafast
330 Mbps



On-site Parking

Property Reference: P0300



Living Room



Dining Kitchen



Dining Room



Open Plan Living Room / Dining Room / Kitchen

A most appealing substantial and comprehensively upgraded detached four bedroom period house including an adjoining two bedroom annex most conveniently situated in the centre of Brampton market town located approximately nine miles east of Carlisle. The self-contained annex is suitable for a variety of uses including conventional letting, holiday rental or accommodating a dependant relative etc.

Accommodation

Main House:

Ground Floor:

Entrance Vestibule

WC

With WC, wash hand basin, radiator.

Entrance Hall

With radiator, external rear door.

Living Room

With sandstone fireplace and wood burning stove, radiator.

Dining Kitchen

With fitted base and wall units, Belfast sink with mixer tap, integrated oven, hob, extractor unit, fridge / freezer, dishwasher, plumbing for washing machine, windows to two elevations, radiator.

Dining Room

With stove style gas fire, radiator, double doors to rear garden.

First Floor:

Landing

With radiator.

Bedroom One

With radiator.

En-suite Shower Room

With WC, wash hand basin, shower cubicle, heated towel rail.

Bedroom Two

With radiator, built in cupboard.

Bedroom Three

With radiator, extension range of fitted bedroom furniture.

Bedroom Four

With radiator.

Bathroom

With WC, wash hand basin, bath with shower over, radiator, built in airing cupboard.



Dining Kitchen



Open Plan Living Room / Dining Room / Kitchen



Bedroom One



Bedroom Three



Bedroom Four



Annexe Bedroom Two

Annexe:

Ground Floor:

Open Plan Living Room / Dining Kitchen

With two pairs of double front doors, external rear door, electric stove style fire, three electric heaters, fitted base and wall units, sink with mixer tap, integrated hob, extractor unit, fridge, plumbing for washing machine and dishwasher.

First Floor:

Landing

Bedroom One

With roof window, electric heater.

Bedroom Two

With roof window, electric heater.

Bathroom

With WC, wash hand basin, bath with shower mixer / filler, heated towel rail.

Outside:

Block paved forecourt providing on-site parking spaces, front and rear lawned gardens with stocked and shrubbed borders, trees, garden shed, adjoining store with electric light and power.

Services

Mains water, electricity, gas and drainage. Gas central heating for main house. Electric heating for annex.

Tenure

Freehold.

Council Tax

Band D.

Viewing

By appointment with Hackney and Leigh's Penrith office.

Directions

Entering into Brampton town centre the access lane to the property is situated beside St Martins Church directly opposite the turning from Main Street onto Longtown Road.

Price

Offers over £475,000 are invited for consideration.



Front Elevation



Garden



Rear Elevation



Garden

Request a Viewing Online or Call 01768 593593

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01768 593593** or request online.



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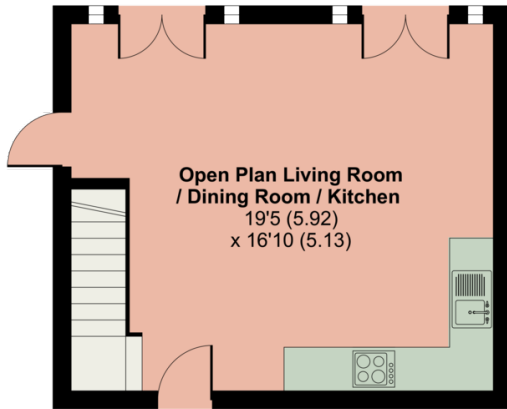
St. Martins House, Carlisle Road, Brampton, CA8 1SR

Approximate Area = 1498 sq ft / 139.1 sq m

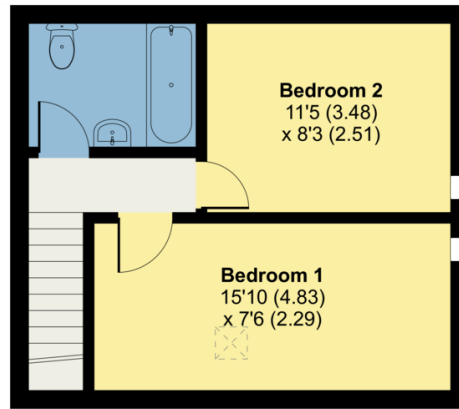
Annexe = 650 sq ft / 60.3 sq m

Total = 2148 sq ft / 199.4 sq m

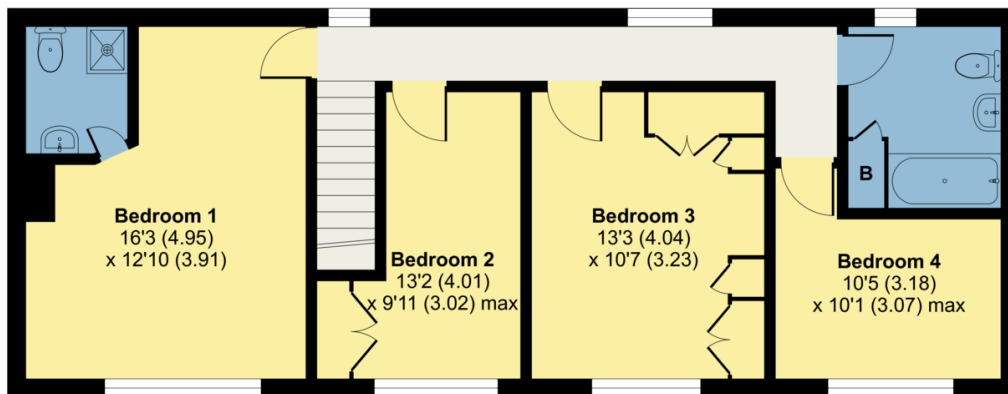
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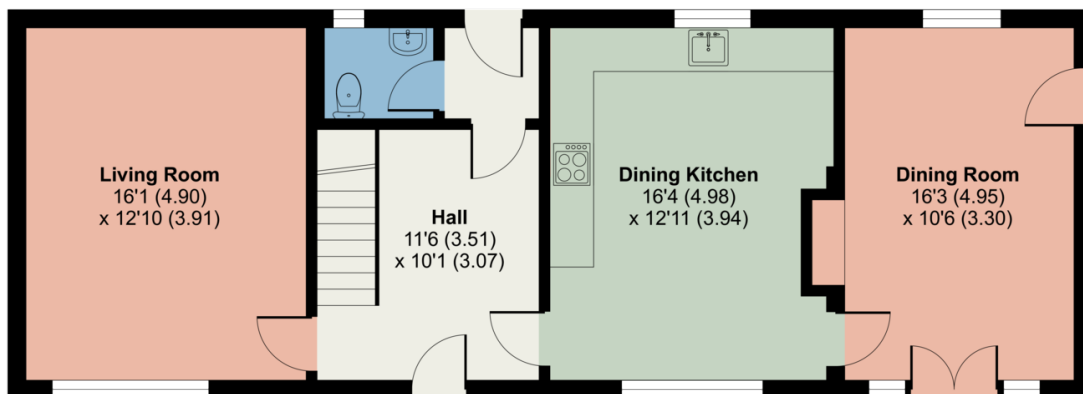
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1105613

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