



**Hayward
Tod**

2 Bed Cottage | 2 Earl Grey Cottages | The Sands | Brampton | CA8 1EJ
Offers In Excess Of £175,000





A perfectly formed mid terrace cottage with adjoining woodland, just a short walk from a wide range of amenities in the centre of Brampton. Convenient for A69 and M6.

open plan living dining | kitchen | W.C./utility room | en-suite bedroom 1 | en-suite bedroom 2 | front garden | outside store | banked woodland to rear | double glazing | gas central heating | mains water, electricity and drainage | EPC C | council tax band B | freehold

APPROXIMATE MILEAGES

Brampton Centre 0.3 | A69 0.7 | Carlisle 9.5 | M6 motorway 7.5

WHY BRAMPTON?

A popular market town conveniently located for access to the A69, just to the east of Carlisle. Brampton benefits from a wide range of amenities, shops and services. For those interested in the great outdoors, Talkin Tarn Country Park and Brampton Golf Club are on the doorstep and within half an hour are the World Heritage sites of Hadrian's Wall and the Lake District National Park. Newcastle and its International Airport are also within an hours drive.

ACCOMMODATION

An ideal starter home, second home or holiday cottage investment. The property provides a good size open plan living dining space with a fireplace at either end and open views over The Sands. There is a kitchen with a range of fitted units which also provides access to the rear of the property. A useful utility/W.C. space completes the ground floor. To the first floor are two double bedrooms, both of which have their own en-suite bathrooms, making the property ideally suited for income generation or indeed just those wishing to have their own space. Externally the property sits back from the road behind a small garden, however it is the inclusion of a sizable piece of woodland on the bank behind the property as well as a stone built store



that really sets this property apart from its competition. Rarely do homes of this value come with such a generous outdoor space. Parking at the property is on-street to the front.





Ground Floor



First Floor

Contact

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Agents note

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are

approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.