



## Hillcrest Tree Road, Brampton, CA8 1UA

Guide Price **£425,000**





## Hillcrest, Tree Road

Hillcrest is a spacious 4-bedroom property nestled on the ever popular Tree road in Brampton. This historic market town is the perfect blend of charm, convenience, and versatility. With both primary and secondary schools a short stroll away and a great selection of local amenities nearby, this home is ideal for a variety of potential buyers.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Spacious 4 bedroom family home
- Excellent garage / workshop space under the property
- Generous garden with fruit trees and space to grow your own produce
- Secondary and primary schools within walking distance
- Fantastic location in the historic market town of Brampton
- EV charge point installed and ample parking

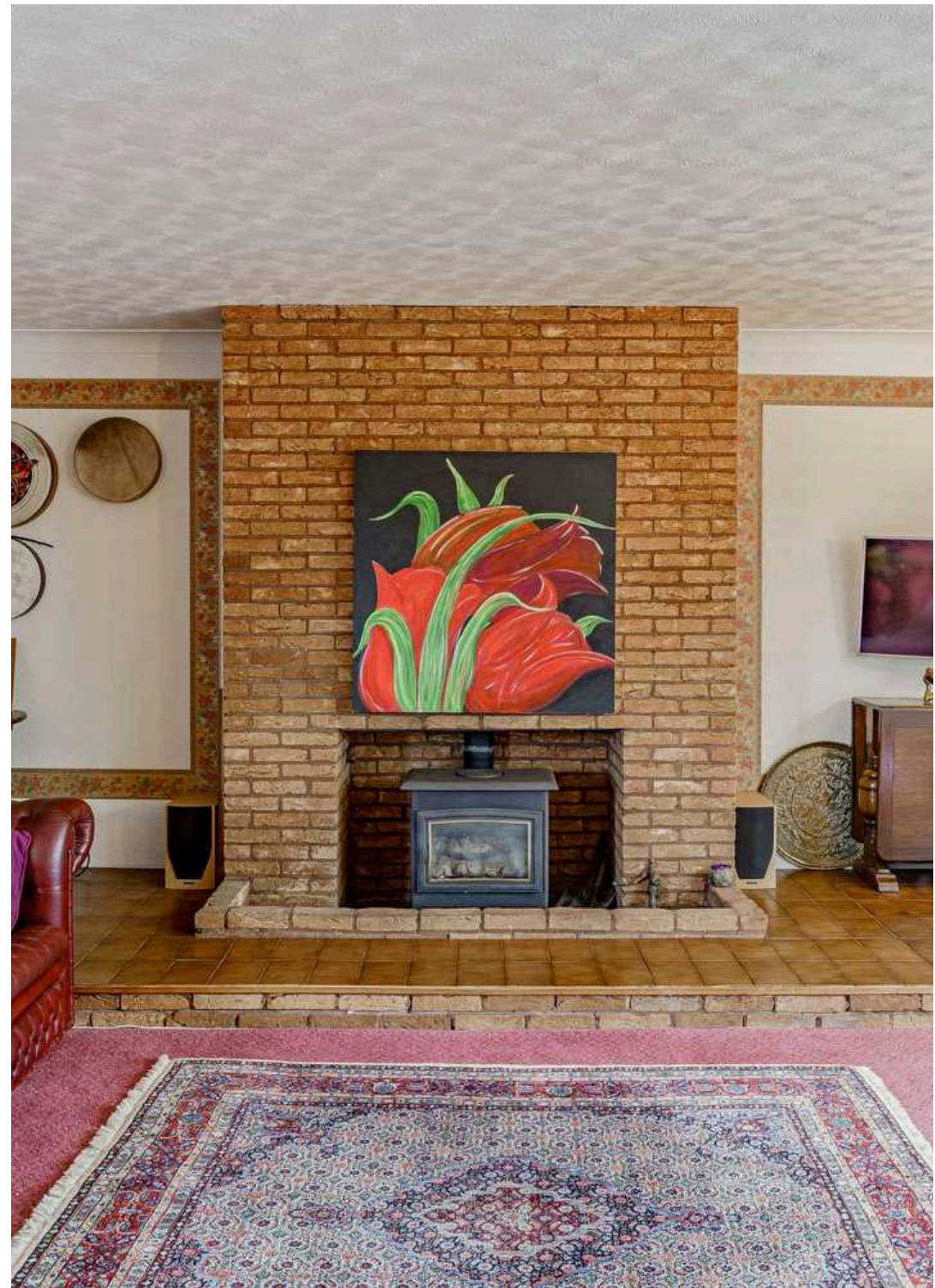




Step inside, and you'll be welcomed by a generous hallway with plenty of space for coats, boots, and everyday essentials. It leads to a beautifully designed downstairs bathroom featuring a large walk-in shower, ample storage, and abundant natural light. A cozy bedroom with a built-in wardrobe is also conveniently located on this floor, making it ideal for guests or as part of a multigenerational living arrangement.

At the heart of Hillcrest is the spacious kitchen and dining area. Its country-style cabinetry, dark countertops, Belfast sink, and ample storage provide both charm and functionality. A 5-burner gas hob and separate oven make it easy to cook up family meals, while full-height windows and a glazed door offer fantastic views of the garden, inviting you to enjoy alfresco dining on the covered patio.

The generous living room is a true highlight, with its charming exposed brick fireplace as the focal point. Large French doors flood the room with natural light and provide seamless access to the patio. An additional bedroom, accessible from the living room, makes for flexible use of space, while a cozy lounge, currently used as a fifth bedroom, adds even more versatility. This room, complete with a electric fireplace, connects to a laundry room that could also double as a home office or hobby space.





Upstairs, a bright hallway with a large airing cupboard leads to two spacious bedrooms, each with an en suite and delightful pitched ceilings. The primary bedroom boasts two built-in wardrobes and extra storage in the eaves, while the en suite offers a walk-in shower, wood paneling, and a large Velux window. Across the landing, the fourth bedroom, currently set up as a home office, enjoys sweeping views of the surrounding greenery and hills. Further built in storage is also on offer. The en suite here includes a relaxing bath, and a heated towel rail.





Outside, Hillcrest continues to impress with its generous outdoor spaces. The front features a spacious brick-set driveway with ample parking and an EV charging point. A terraced garden with a mix of plants and lawn leads up to the front door, while the secure, private rear garden offers a perfect playground for children and pets. The large covered patio, accessible from both the kitchen and living room, provides an inviting outdoor space to enjoy all year round. With plum and apple trees, a greenhouse, potting shed, and vegetable patch, you'll have everything you need to grow your own produce. The rear garden is easily accessible from both sides of the property, making Hillcrest the ideal home for families and garden enthusiasts alike.

This remarkable home combines comfort, style, and practicality, all in a fantastic location with great views and space to enjoy nature.

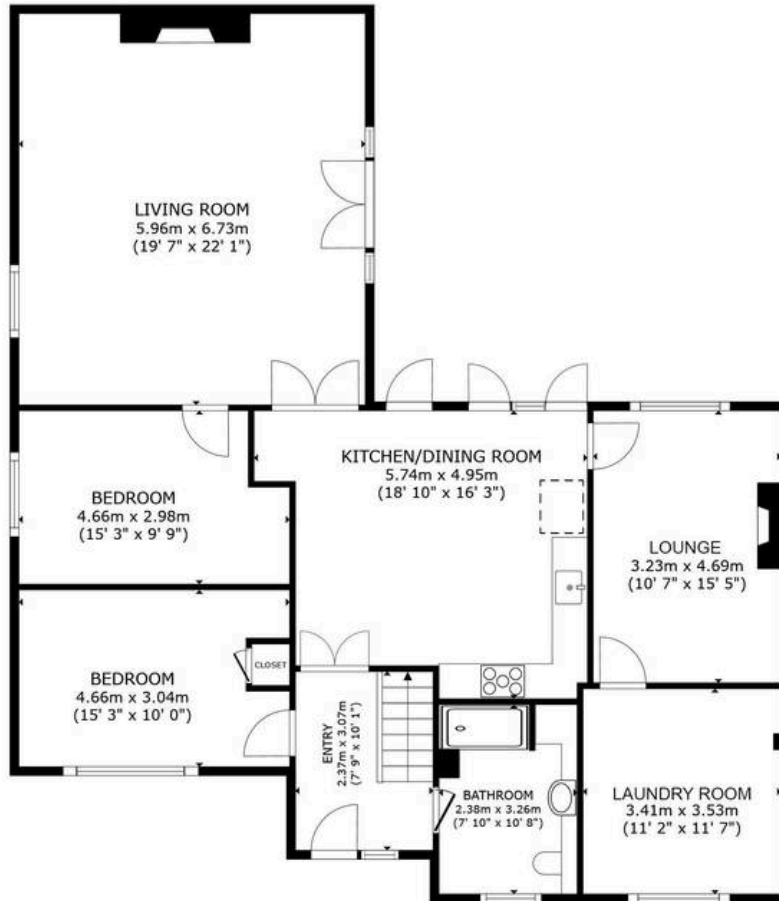




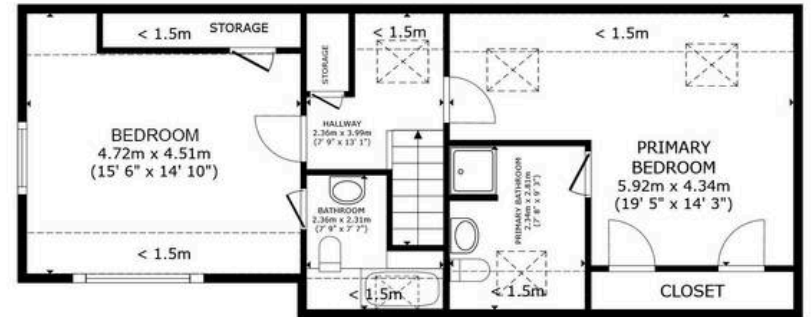




GARAGE



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 137.4 sq.m. (1,479 sq.ft.) FLOOR 2 49.9 sq.m. (537 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 14.4 sq.m. (155 sq.ft.)  
 TOTAL : 187.3 sq.m. (2,017 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Tenure and Possession:** The Freehold title is offered for sale with vacant possession upon completion. **Matters of Title:** The property is sold subject to all existing easements, 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 matters. **Fixtures and Fittings:** All standard fixtures and fittings are to be included in the sale.

**EPC Rating:** D **Services:** Hillcrest is served by mains gas, water, mains electricity, and sewage. Mobile phone signal is good. The broadband is provided by Vodafone with speeds of 43-68mbps advised. Heating is provided by gas central heating and radiators.

**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.

**Local Authority:** Cumberland Council, 111 Botchergate, Carlisle CA1 1RZ. The house is in Council Tax Band E.

**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](http://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. **Referrals:** C&D Rural work with preferred providers for the delivery of certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them C&D Rural will receive a referral fee: PIA Financial Solutions – arrangement of mortgage & other products/insurances; C&D Rural will receive a referral fee of £50 per mortgage referral. Figures quoted are inclusive of VAT





## C&D Rural

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