



3 Garth Gardens, Brampton, CA8 1AE

Guide Price **£625,000**

PFK

3 Garth Gardens

The property:

Showcasing the precision and clarity of cutting edge Swedish design, this exceptional eco home delivers a rare blend of architectural elegance and advanced sustainable engineering.

The striking, angular façade, triple glazed windows, and crisp contemporary lines set the tone for a property designed to perform as beautifully as it looks. With an outstanding A-rated energy profile, this house offers a refined and environmentally conscious standard of living, and an elegant place to call home.

Inside, the ground floor has been crafted for modern life, flowing effortlessly through a sophisticated open plan layout. A bespoke oak staircase forms a sculptural centre piece, complementing the sleek gloss kitchen and dining area. Full-height glazing opens onto an expansive, raised deck that overlooks the large, enclosed rear garden creating a seamless indoor outdoor living experience. The living area, complete with a contemporary log burning stove, provides an inviting and atmospheric space all year round.

A separate snug offers flexibility as an additional reception room or a potential ground floor bedroom, supported by an adjacent designer shower room. A well appointed utility room with direct garden access completes the level.



3 Garth Gardens

The property, continued...

The impressive galleried landing on the first floor leads to the principal bedroom suite, featuring a luxury en-suite and walk in wardrobe. A second bedroom also benefits from an en-suite and walk in wardrobe. Two further double bedrooms, one with a Juliette balcony capturing garden views, along with a fifth bedroom or study provide exceptional versatility.

Externally, the property features a detached double garage and generous driveway parking, all set within a thoughtfully landscaped plot. With an air source heat pump, triple glazing, advanced insulation, solar panels, mechanical ventilation with heat recovery and meticulous Scandinavian craftsmanship throughout, this home delivers an elevated blend of luxury, sustainability, and architectural distinction, something truly special.





Brampton

The location:

Brampton is a charming market town well located with easy access to the A69. Situated just south of the border with Scotland, and with panoramic surrounding views of the scenic landscapes of the North Pennines AONB. The town is well-known for its historic architecture, local markets, and proximity to Hadrian's Wall, an iconic UNESCO World Heritage site. Brampton is only a short distance from the wall, making it a popular base for visitors exploring this ancient Roman frontier, with easy access to significant archaeological sites along the wall. Its location offers both tranquility and rich historical significance.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

Directions

3 Garth Gardens can be located with the postcode CA8 1AE and identified by a PFK For Sale board. Alternatively, by using What3Words: [///lush.sculpture.morphing](https://www.what3words.com/#!/en/3/3/3/lush.sculpture.morphing)



ACCOMMODATION

Entrance

Open Plan Kitchen / Dining

27' 4" x 21' 1" (8.33m x 6.42m)

Open Plan Living Area

17' 9" x 14' 2" (5.40m x 4.32m)

Snug / Reception 2

12' 4" x 8' 9" (3.76m x 2.66m)

Shower Room

8' 8" x 4' 10" (2.65m x 1.47m)

Utility Room

8' 9" x 7' 7" (2.66m x 2.31m)

FIRST FLOOR – Landing

Bedroom 1

12' 7" x 11' 8" (3.83m x 3.55m)

En-Suite 1

8' 3" x 8' 1" (2.52m x 2.46m)

Walk in Wardrobe

9' 5" x 5' 6" (2.86m x 1.68m)

Bedroom 2

12' 4" x 10' 0" (3.75m x 3.06m)

En-Suite 2

7' 3" x 5' 5" (2.20m x 1.65m)

Bedroom 3

14' 4" x 11' 5" (4.38m x 3.47m)

Bedroom 4

12' 3" x 10' 11" (3.74m x 3.33m)

Bedroom 5 / Study

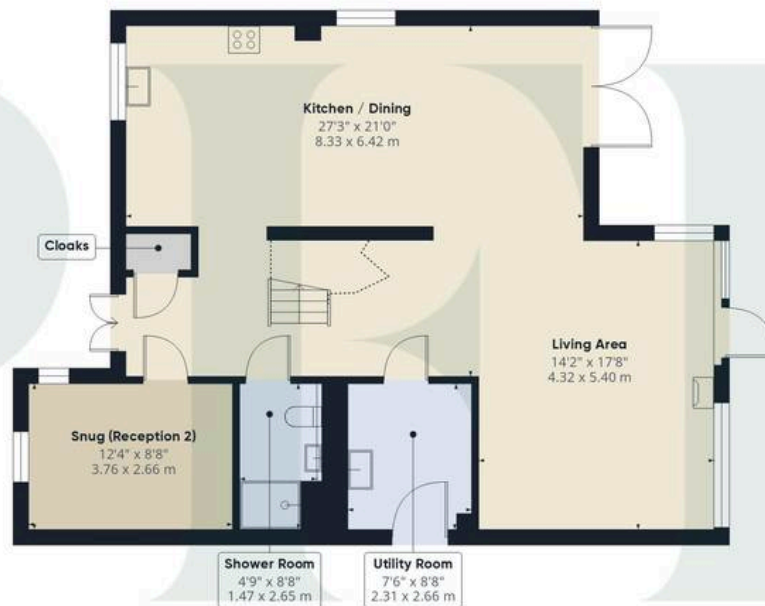
10' 6" x 5' 10" (3.21m x 1.77m)

Family Bathroom

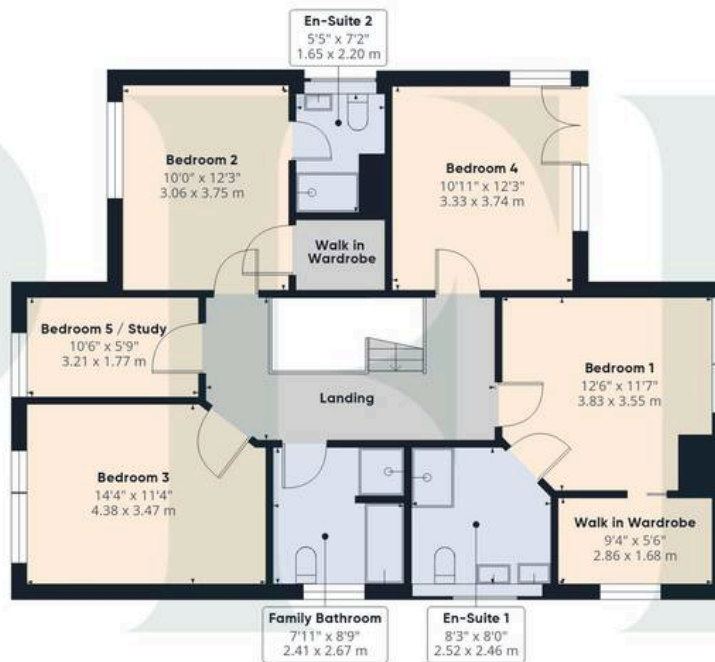
8' 9" x 7' 11" (2.67m x 2.41m)







Floor 0



Floor 1



Approximate total area⁽¹⁾

1956 ft²

181.7 m²

Reduced headroom

22 ft²

2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

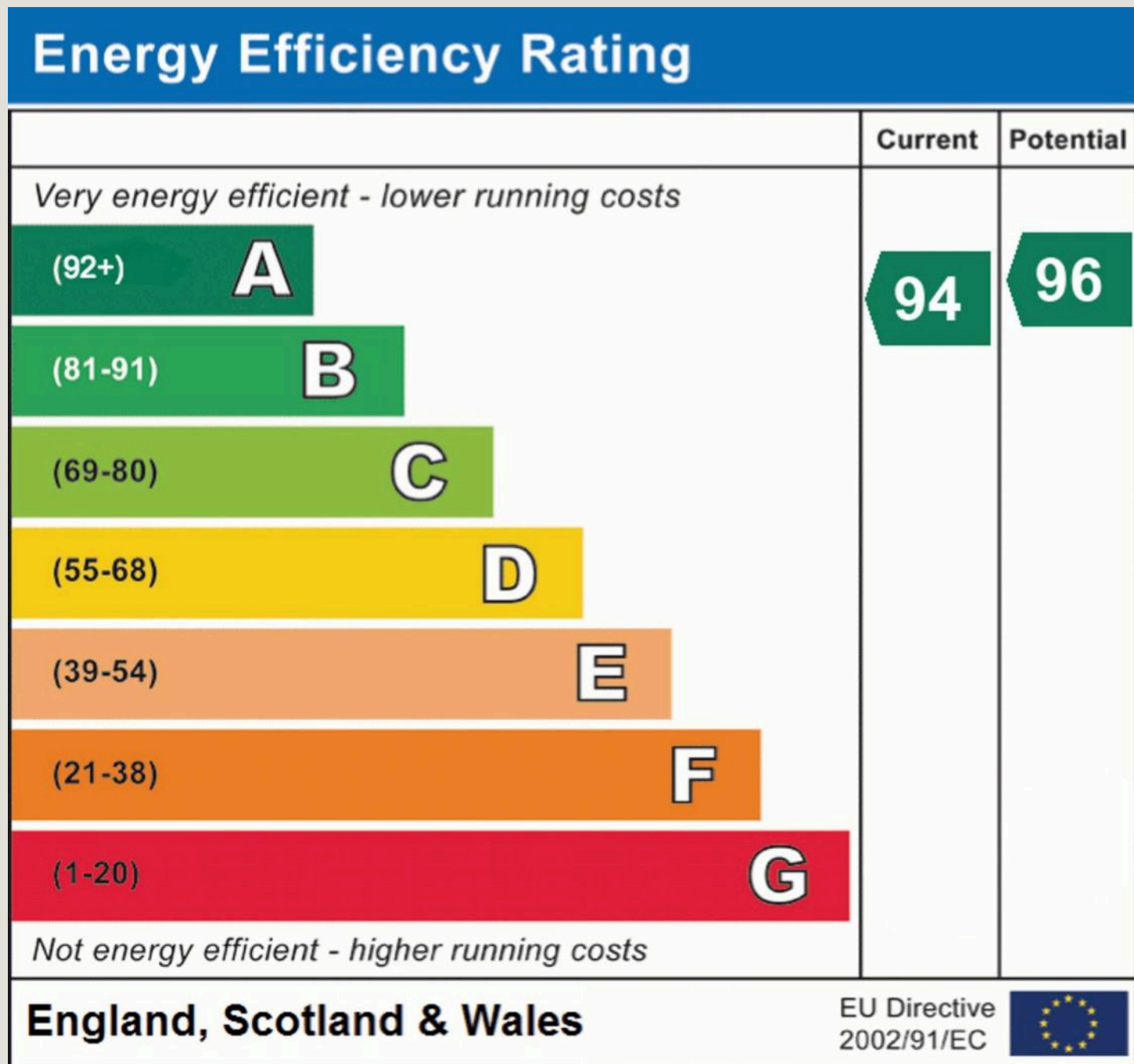
ADDITIONAL INFORMATION

Trivselhaus by Esh

This property is an individually designed Trivselhaus (currently rebranding to be known as Swedish Lifestyle Homes Ltd.) is Sweden's top timber framed housing construction company and Esh is a leading developer. The partnership of these two firms has created this unique gated development of just five homes which are exceptionally fuel efficient and environmentally friendly, packed with energy saving features, meaning low energy costs and a commitment to living responsibly. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Services – Developer Specifications

Superior timber frame • High insulation levels & airtightness • Triple glazed engineered timber windows faced with aluminium • External, front & rear double glazed steel doors, multipoint locking, opening outwards • Aluminium fascias, soffits & barge boards • Aluminium guttering & downpipes • External wall coverings to comprise Rockpanel® Woods, acrylic render & natural stone slips • Cement board below dpc • Natural slate roof covering to pitched roofs • Separate sealed letter box • Primary heating via air source heat pump with large hot water store • Mains-pressure hot water system • Wet underfloor heating to ground floor • Fan-assisted radiators to first floor • Towel warmers to bathroom & en-suites • Mechanical ventilation system with heat recovery • Roof-mounted solar PV array • LED downlighters to kitchens, hallway, bathrooms, en-suites & WC • TV/telephone points in master bedroom • Mains-connected smoke, heat, CO2 and intruder alarms • Power, lighting & security alarm to garage.





Referral Fee Disclosure: PFK works with preferred providers for services relating to buying or selling property. These providers offer competitive pricing, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • Conveyancing (Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd): £120 to £210 per completed sale or purchase • Financial Services (Emma Harrison Financial Services): average referral fee of £221 in 2024 for arranging mortgages, insurance, and related products • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50

PFK

