



Moor View, Walton, Brampton, CA8 2DJ

Guide Price £199,500

CD Rural

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- Delightful detached two bedroom cottage
- Refurbished throughout so a ready made home
- Oil central heating
- Modern kitchen with built in appliances
- Popular commuter village location
- Good views of the historic village green

A beautifully renovated two bedroom cottage with garden and views of the village green, located in a popular commuter village.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E



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The rear door gives access to the modern kitchen, installed in September 2024. It comprises fitted wall and floor units with complimentary worktop, integral double oven and hob and single drainer sink with mixer tap.

Stepping through into the living room you are greeted by a log burning stove in a traditional fireplace with sandstone surround. The front door opens from the living room into a covered porch. Towards the back of the living room is the dining room, which has a fire place with stone surround, which currently house an electric fire. The modern fitted bathroom is entered via the dining room and comprises of a bath with shower over, WC and wash basin plus a heated towel rail. The two double bedrooms are entered from the end of the living room.

Externally the property benefits from a rear garden which includes a shed used as a utility room which houses the oil fired boiler and has plumbing for a washing machine.

The property is accessed via the Village Green and the current owners park on land belonging to the same outside the property.



Location

Walton is a small rural village situated just north of Brampton in the county of Cumbria, close to the Scottish border. The area is characterised by open countryside, rolling farmland and wide views toward the northern fells, offering a peaceful setting while remaining accessible to local amenities.

Brampton, approximately 4 miles to the south, provides a range of everyday facilities including independent shops, supermarkets, cafés, healthcare services and primary and secondary schooling. The village is also well positioned for access to the historic city of Carlisle, around 10 miles away, which offers a broader range of retail, leisure and professional services, together with mainline rail connections on the West Coast Main Line.

What3words: ///inhabited.begin.chemistry





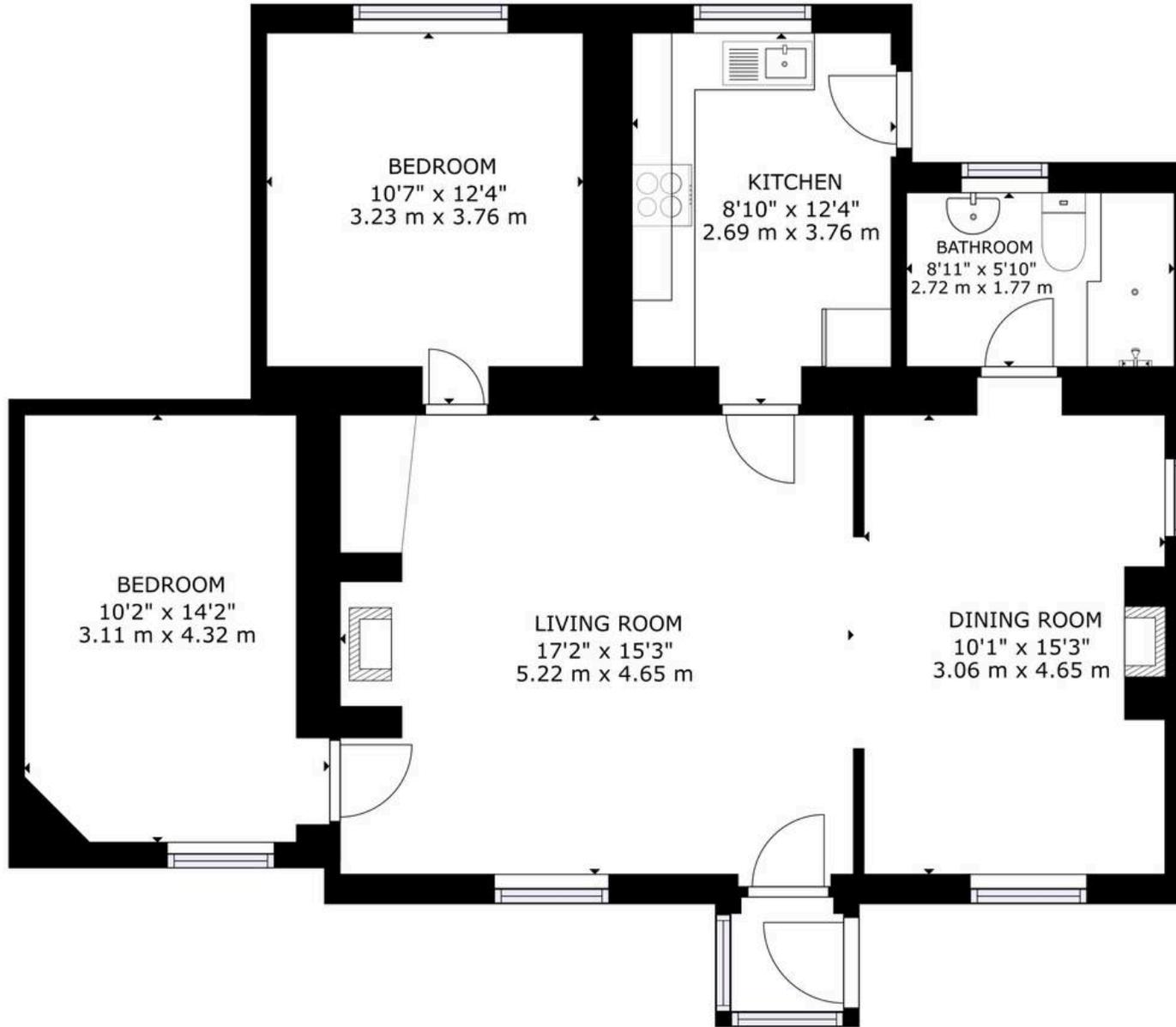






Moor View, Walton Sale Plan





GROSS INTERNAL AREA
FLOOR 1: 954 sq ft, 88.59 m²
TOTAL: 954 sq ft, 88.59 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

GENERAL REMARKS & STIPULATIONS

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: E

Services: Moor View is served by mains water, mains electricity, oil fired central heating and mains sewerage.

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. The house is in Council Tax Band A.

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).

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

Lakeside Townfoot Longtown
Carlisle CA6 5LY

www.cdrural.co.uk

T: 01228 792 299 | E: office@cdrural.co.uk

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2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. C&D Rural have not tested the services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.