



Townfoot Farmhouse, Talkin, Brampton, CA8 1LE
Price guide £365,000

Hayward * Tod
associates



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An appealing village house beautifully situated enjoying fine open rural views over Talkin Tarn towards the Scottish Hills. Four double bedrooms. Excellent living space. Popular village pub. Easy access for Brampton, Eden Valley, M6 and Carlisle.



Situation and description

The property occupies a prime setting on the edge of the village of Talkin which is just three miles from the market town of Brampton. The setting is delightful being elevated and enjoying fine open views. The village has a good public house serving food and offers immediate access to the surrounding countryside and fells. Of particular interest is the close proximity to Talkin Tarn Country Park which is a pretty body of water with a number of recreational opportunities including a rowing club. A school bus is provided for the William Howard Secondary School in Brampton where there are a good range of shops and services available.

The regions' administrative capital, Carlisle, offers an excellent range of social, leisure and retail opportunities. The city is on the West Coast Mainline providing fast and frequent services to London in around 3 hours 20 minutes. Carlisle is by-passed by the M6 offering quick connections for travel in all directions. Brampton is by-passed by the A69 which provides a good link to junction 43 of the M6 motorway and also importantly to the east to Newcastle (Newcastle Airport approximately 1 hour by car).

Townfoot Farmhouse is a substantial dwelling with attractive stone elevations under a slate roof. The accommodation is

well balanced and presented in good order. The living space works well and includes a lovely open plan dining kitchen and living area. The property is complemented by its setting and pleasant gardens which have been landscaped to take advantage of the view.

Accommodation

Ground floor

Porch 9'8 x 8'1 (2.95m x 2.46m) Generous in size and benefiting from glazing to three elevations including to the garden and view towards the tarn. Tiled floor. Bench seating with storage lockers.

Hall and stairs An impressive space with high ceiling and gallery landing. Tiled floor. Understairs cupboard.

Shower room 7'6 x 5'10 (2.29m x 1.78m) White three piece suite. WC. Shower cubicle. Vanity wash hand basin with mixer tap and base cupboards. Chrome ladder radiator. Tiled floor. Extractor fan.

Sitting room 13'11 x 13'11 (4.24m x 4.24m) Sandstone fireplace housing a multi-fuel stove. Aspect to rear. Wall lights. Access to living room which is currently fitted for use as a home office.

Living room 12'10 x 11'0 to chimneybreast (3.91m x 3.35m to chimneybreast) Glazing to two elevations. Wall light. Picture light.

Family room 12'9 x 10'6 (3.89m x 3.20m) A bright room with aspect over front garden. Rural views towards the tarn and distant fells. Fitted floor to ceiling shelving. Wide arch opening into dining kitchen.

Dining kitchen 13'10 x 12'11 (4.22m x 3.94m) Featuring a Nobel cooker and a range of modern base and wall units with granite worktops. Aspect to village. Plumbing for dishwasher. Vented for tumble dryer.

Utility 5'11 x 5'10 (1.80m x 1.78m) Fitted wall cupboards. Plumbing for automatic washing machine. Door with toplight to rear.

First floor

Landing

Bedroom one 13'11 x 11'9 to wardrobe front (4.24m x 3.58m to wardrobe front) Aspect to village and countryside. Two fitted double wardrobes with overhead lockers.

Bedroom two 12'11 x 11'10 to wardrobe fronts (3.94m x 3.61m to wardrobe fronts) Pleasant aspect to village and countryside. Range of fitted wardrobes with overhead lockers.

Bathroom 10'2 x 6'8 (3.10m x 2.03m) Modern white four piece suite. Bath with mixer tap. Shower cubicle. WC. Vanity wash hand basin with mixer tap and base cupboard. Chrome ladder radiator.

Bedroom three 12'10 x 12'0 (3.91m x 3.66m)



Wonderful open aspect. Fine rural views towards the tarn.

Bedroom four 12'10 x 10'6 (3.91m x 3.20m)
Front facing. Fine rural views.

Outside

Delightful landscaped gardens. Generous lawns with a hedge and walled boundary. Attractive stone seating area in the style of a sheep fold. Excellent aspect. Gates onto driveway and forecourt parking. Elevated aspect to the side over a wooded gorge. Access to rear.

There is a good sized rear terrace with lawned garden enclosed by a picket fence and wall.

Services Mains water, electricity and drainage. Oil fired central heating. Double



glazing.

Tenure Freehold.

Energy Performance Rating E

Directions From Brampton town centre head south on the B6413 past the entrance to Talkin Tarn Country Park and Brampton Golf Club then turn left signed Talkin. On entering the village turn left in front of the first house then left onto the drive of Townfoot Farmhouse.



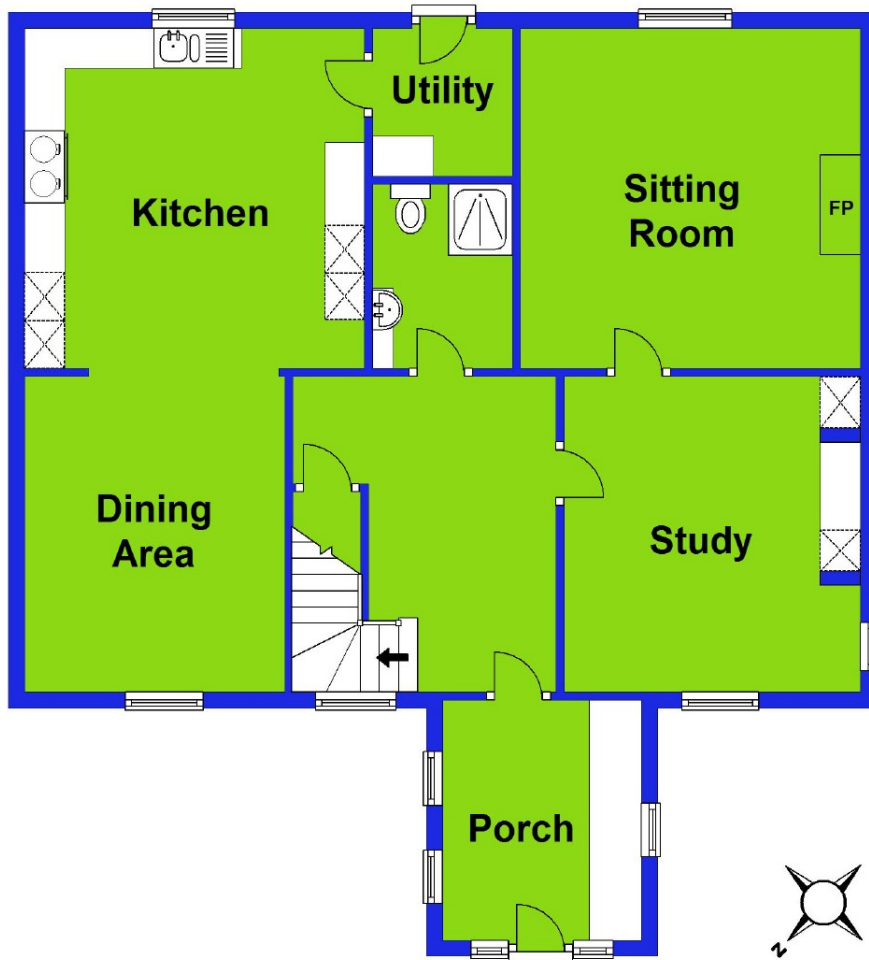
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All descriptions, dimensions, floor plans, references to condition, occupation and other details are given in good faith and are believed to be correct but should not be relied on as statements or representations of fact. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of each of them.

Ground Floor



First Floor

