





A superb single storey 4 Bed, 2 bath property. Recently constructed in stone, using traditional methods this luxurious home provides period features such as oak beams, high ceilings, terracotta floors, wood burning stove and a handmade oak kitchen along with modern conveniences of underfloor heating & double glazing. Delightful setting convenient for the Eden Valley and Brampton.

#### ACCOMMODATION SUMMARY

Spacious hall | Living room with fireplace and triple aspect | Superb fitted breakfast kitchen | Fitted utility room | Master bedroom | Ensuite shower room | Bedroom two - rear facing | Bedroom three (dining) | Bedroom four (study) | Generous main bathroom with shower

Courtyard parking | Double garage with remote controlled door | Private walled garden | Large terrace | Aspect to fields | Underfloor heating throughout | Double glazing | Council tax Band E | Energy Performance Rating C

#### SITUATION AND DESCRIPTION

The Coach House is located in an area of outstanding natural beauty close to the village of Talkin, less than 3 miles from Brampton. The immediate undulating rural countryside is delightful. Nearby amenities include Brampton Golf Club (1.3 miles) and the pretty Talkin Tam Country Park and boating lake. The range of local amenities within Brampton town centre are excellent. Carlisle the region's administrative centre is just 10 miles. The M6 motorway is around 8 miles. Newcastle International Airport via the A69 is 48 miles.



From the moment you enter the small courtyard the sense of style and attention to detail is immediate. Stepping into the spacious entrance hall the sense of style and space is immediately apparent. An attractive terracotta tiled floor leads you seamlessly into the living room and breakfast kitchen. The living room has exposed beams and a sandstone fireplace with a log burning stove. Natural light

fills the room. A tall glazed elevation takes the eye into the garden and beyond to rural countryside. French doors lead out onto a large private terrace. The bespoke kitchen looks out onto the courtyard and views of the countryside. There are a variety of units with smart granite worktops. The Belfast sink is surrounded by a solid wood drainer. The large island has a granite worktop, a stainless steel sink unit and a variety of cupboards. A range of quality integral appliances including a Rangemaster cooker are provided. Adjacent is the utility room has a terracotta tiled floor and a range of fitted units with stainless steel sink unit. There is space for an American style fridge freezer. An external door provides access to the rear garden.

The accommodation is adaptable. Bedroom three would make a lovely dining room as it has French doors out onto the rear terrace and garden. Bedroom four would make a generous study. The master bedroom looks out onto the rear garden and has an ensuite shower room with a large shower cubicle. The large main bathroom with large shower cubicle is fully tiled and for convenience has twin wash hand basins. Both the ensuite and bathroom have external windows.

The private gardens feature perimeter walls in an attractive blend of local sandstone. Parking for up to four cars is provided in the courtyard.

#### SERVICES

Mains water, electricity and drainage.

#### DIRECTIONS

Leaving Carlisle East on the A69 towards Brampton. At the traffic lights in Warwick Bridge turn right and then left, signposted Talkin. Continue along this road for approximately four miles. At the T junction turn right and continue. The property can be found on the right-hand side and can be identified by our for sale board.



