



Kirklington | Brampton | CA6

Offers Over £435,000

Grade two listed four bed family home standing in a plot of around a quarter of an acre.

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Sayer



4



3



2

Grade Two Listed Detached Home

Four Double Bedrooms

Woodland and Countryside Views

Wood Burning Stove

Three Reception Rooms

Multiple Outhouses

En Suite Shower/wc to Master

1/4 Acre Plot

For any more information regarding the property please contact us today



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PROPERTY DESCRIPTION:

Standing within a wonderful mature plot of around a quarter of an acre and adjoining farmland this substantial detached house offers spacious and versatile family accommodation.

Steeped in history of such importance it is a grade two listed, believed to date back to the ninetieth century and formerly the old police house, evident by the part of the outbuildings understood to be originally used as cells.

Boasting, many, many, many other attractions, some of which include dramatic countryside views from all rooms, UPVC double glazing, character features and central heating being a combination of electric night storage heating and wet radiator system to the first floor heated via a boiler to one of the wood burning stoves.

The floorplan comprises: Entrance porch, hallway, double aspect main reception with feature brick inglenook style fireplace with inset wood burning stove and twin fully glazed inter connecting doors with garden room which has twin French doors leading to the expansive gardens.

A second spacious reception room is open plan with the stylish kitchen which has an extensive range of shaker style wall and floor cabinets and central island offering additional seating area.

The reception area which can accommodate both a dining table and seating has a feature chimney breast housing a further wood burning stove.

There is a most useful laundry/utility room off the kitchen. The first floor comprises: Landing, master bedroom with ensuite shower room/wc, which has an oversized shower cubicle, wc and vanity unit with twin hand wash basins.

There are three further double sized bedrooms plus family bathroom/wc.

Externally the gardens surround all four sides of the dwelling being mostly laid to lawn with various patio areas and range of outbuildings, including large wood store, twin brick-built sheds and a further shed.

Kirklington offers access to excellent local amenities Carlisle being a ten-minute drive and Brampton being a 13-minute drive.

INTERNAL DIMENSIONS

Lounge: 21'4 x 13'5 at max point (6.50m x 4.09m)
Sun Room: 12'5 x 10'2 (3.78m x 3.10m)
Kitchen: 15'2 x 13'0 (4.62m x 3.96m)
Dining Room: 14'0 x 13'10 (4.27m x 4.22m)
Utility: 12'1 x 6'5 (3.68m x 1.96m)
Bedroom One: 12'6 x 13'4 (3.81m x 4.06m)
En Suite: 12'11 x 7'4 (3.94m x 2.24m)
Bedroom Two: 12'9 x 9'2 (3.89m x 2.79m)
Bedroom Three: 12'1 x 10'7 (3.68m x 3.23m)
Bedroom Four: 12'1 x 10'4 (3.68m x 3.15m)
Bathroom: 10'10 7'2 (3.30m x 2.18m)
Garage: 21'6 x 12'0 (6.55m x 3.66m)
Timber Shed: 13'6 x 6'2 (4.11m x 1.88m)
Insulated Store: 13'1 x 6'1 (4.01m x 1.85m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Septic Tank
Heating: Night Storage + Wood burner
Broadband: Fibre To cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

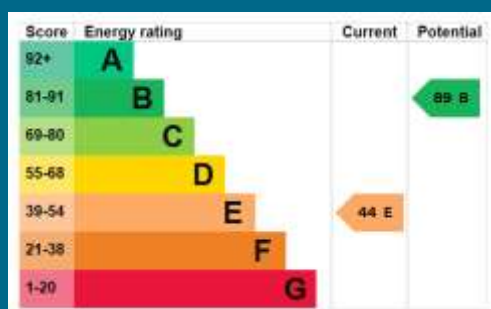
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: D

EPC RATING: E

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