



Slaggyford | Brampton | CA8

£345,000

RMS | Rook
Matthews
Sayer



4



3



1

Detached Family Home

Driveway & Garage

Four Bedrooms

South-Facing Patio

North Pennines Views

Sought-After Village

Wrap-Around Gardens

No Chain

For any more information regarding the property please contact us today.



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Situated in the desirable village of Slaggyford, this spacious detached four-bedroom family home offers well-proportioned accommodation throughout, ideal for modern family living with stunning views of the surrounding North Pennines countryside.

The property is entered via an inviting entrance hall with access to a convenient ground floor WC. Beyond, a light and generous central hallway provides access to the principal reception rooms and features a staircase leading to the first floor.

The bright and comfortable lounge provides an excellent space for relaxation, while the separate dining room is perfect for entertaining and family meals. Double doors from the dining room lead through to a delightful conservatory, creating an additional versatile living space overlooking the gardens and with a door out to the side elevation for convenience.

The modern fitted kitchen is well-appointed with a range of integrated appliances, ample storage and generous worktop space. A separate utility room offers further practicality and includes a door providing direct access to the rear garden.

On the first floor, there are four spacious bedrooms, all offering comfortable accommodation and flexibility for family living, home working or guest use. The bedrooms are served by a well-appointed family bathroom.

Externally, the property benefits from driveway parking and an attached wide garage, providing ample space for vehicles and additional storage. The attractive wrap-around gardens create a wonderful outdoor environment, with a south-facing patio terrace offering the perfect setting for al fresco dining, entertaining and enjoying the sunshine throughout the day.

Occupying a pleasant position within this sought-after rural village, this impressive family home combines spacious accommodation, versatile living areas and generous outdoor space, making it an ideal choice for families and those seeking a peaceful countryside setting.

The location offers superb access to the Pennine Way for walking, the Haltwhistle to Alston former railway line which crosses Lambley Viaduct and offers seasonal steam train attractions along part of the route. The well-regarded local pub is The Kirkstyle Inn with regular events advertised.

INTERNAL DIMENSIONS

Kitchen: 13'9 max x 9'11 max (4.19m x 3.02m)
Utility: 11'5 max x 5'11 max (3.48m x 1.80m)
Lounge: 16'5 max x 12'9 max (5.00m x 3.89m)
Dining Room: 12'9 max x 10'10 max (3.89m x 3.30m)
Conservatory: 11'3 max x 9'8 max (3.43m x 2.95m)
Garage: 17'5 max x 11'5 max (5.13m x 4.48m)
Bedroom One: 17'10 max x 11'5 max (5.44m x 3.48m)
Bedroom Two: 12'10 max x 10'10 max (3.91m x 3.30m)
Bedroom Three: 12'10 max x 10'7 max (3.91m x 3.23m)
Bedroom Four: 9'10 max x 6'5 max (3.30m x 1.96m)
Bathroom: 9'11 max x 8'6 max (3.02m x 2.59m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to Cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage & Driveway

MINING

The Northeast 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.

AGENTS NOTE

Please note that an AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: C

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Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.