



| Hallbankgate | Brampton | CA8 2PN

Guide Price £260,000



**david britton**  
ESTATES

## Key features

- An incredible mid-terrace house
- Positioned in a fabulous location with magnificent views all around
- Well presented throughout
- Large sunroom
- Living room
- Dining area
- Kitchen
- Ground floor family bathroom
- Two double bedrooms
- Two parking spaces at the front

## Description

Found right in the heart of the Geltsdale nature reserve in the northern Pennine area of outstanding natural beauty is this two bedroom mid-terrace cottage, the property sits in an incredible location and boasts amazing views all around.

Externally the property benefits from having two parking spaces, a garage with workshop, a large lawned front garden with a summer house and pond and an enclosed rear galleried garden with two outhouses for storage. Internally the accommodation is well presented throughout and comprises on the ground floor a large sunroom creating a wonderful place sit and enjoy the magnificent views, a living room, dining area, kitchen and a family bathroom and on the first floor there are two double bedrooms. This home would make an incredible retreat, lock up and leave or a fabulous Airbnb.

The nearest village is the fellside village of Hallbankgate which is positioned at the northern end of the Pennines and is only a mile away having a school, pub and a community hub that's sells essentials. Two miles further is the town of Brampton which has a large array of amenities and access to the A69.

An early viewing is highly recommended to avoid disappointment!

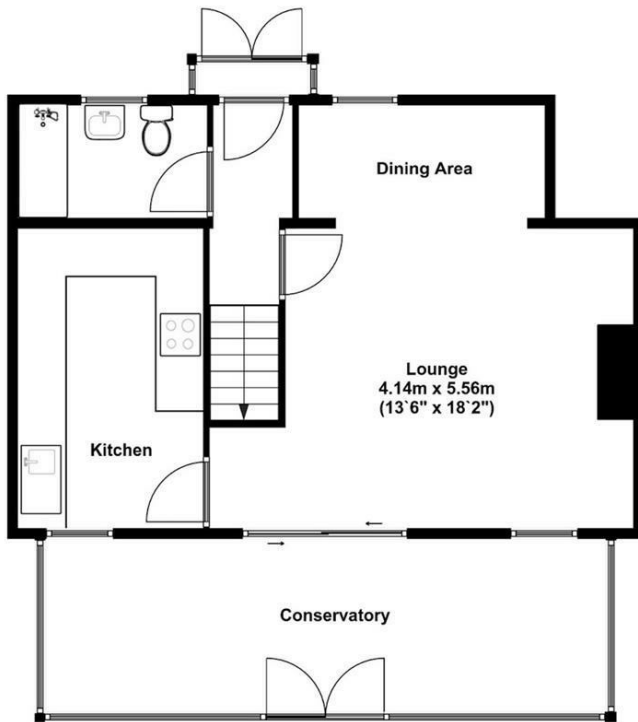
**\*\*Viewings strictly by appointment only\*\***

## Directions

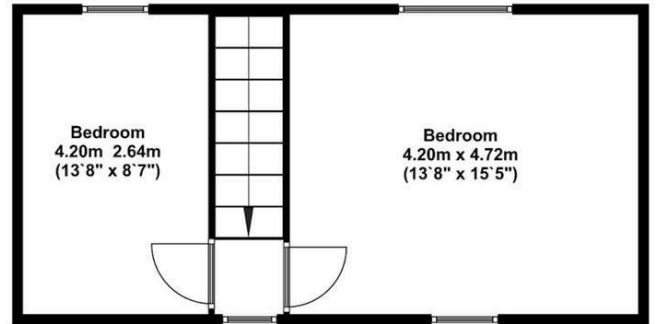




# Floor plans



**Ground Floor**  
Approx 70.00 Sq meters (753.00 Sq feet).



**First Floor**  
Approx 36.25 Sq meters (390.00 Sq meters).



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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