



| Hallbankgate | Brampton | CA8 2NJ

Guide Price £239,950



david britton
ESTATES

Key features

- Former Wesleyan Chapel
- In the heart of popular village
- Incredible chapel space on the ground floor
- Four bedrooms
- Two bathrooms
- Two lounges
- Original features throughout
- Abundance of charm and character
- Gardens to the side and rear
- On road parking

Description

A unique opportunity! The Chapel at Hallbankgate is believed to date back to around 1817 and used as a Wesleyan Methodist Chapel until around 1980. It sits in the heart of the popular village of Hallbankgate, close to the market town of Brampton and excellent transport links to A69. This unique historic building has been used over the years as a residential home and as a business premises so offers a number of flexible options.

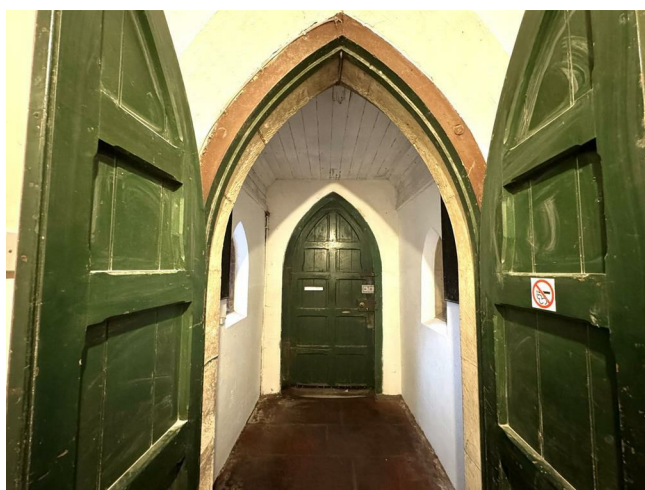
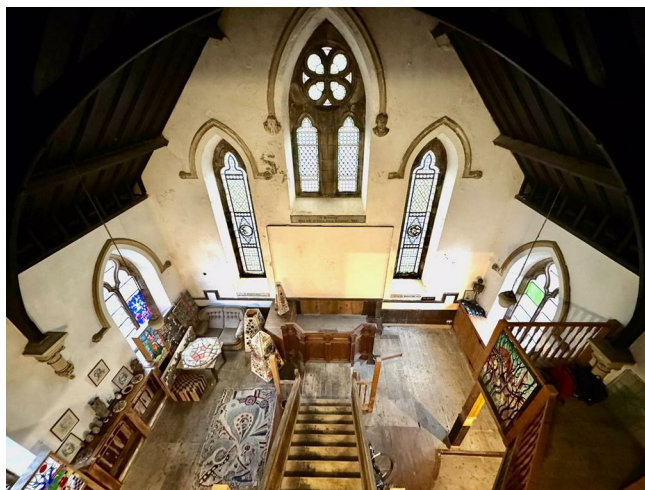
Internally the original chapel space on the ground floor has previously had a commercial use and with minor renovation would make an incredible open plan lounge area for a family home, alternatively it could be used for a superb lifestyle space for the next owner utilising the living space on the first floor as owner accommodation and using the ground floor for a café, bookshop, retreat, studio, all subject to the relevant planning consents.

Currently used as a family home, the accommodation is configured with lounge, dining kitchen, two bedrooms and a shower room on the ground floor. On the first floor, there is an additional lounge/dining/kitchenette, two further bedrooms and a family bathroom. There is further storage space on the second floor.

The fellside village of Hallbankgate is positioned at the northern end of the Pennines and has a school, pub and a community hub that sells essentials. The bustling market town of Brampton is only two miles away which has a large array of amenities and access to the A69 towards Newcastle. The City of Carlisle is only a short drive away with city amenities and excellent links to the M6 and West Coast Mainline for travel North and South. Unique opportunities like this are rare to the market and an early viewing is highly recommended to avoid disappointment!

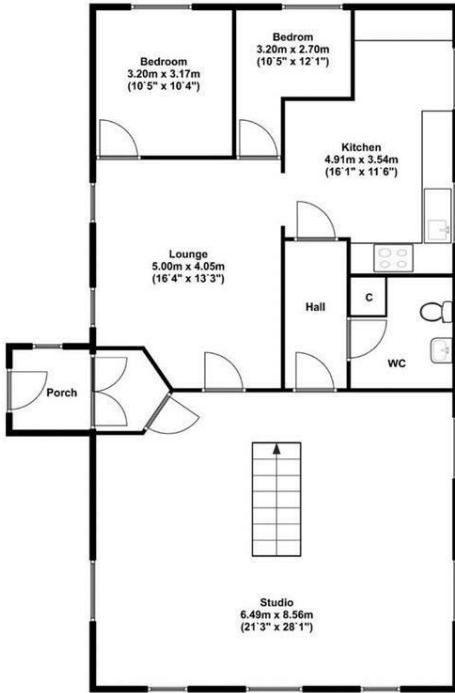
** Viewing Strictly by appointment only **

Directions

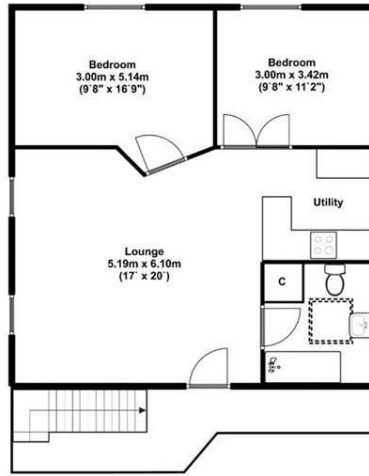




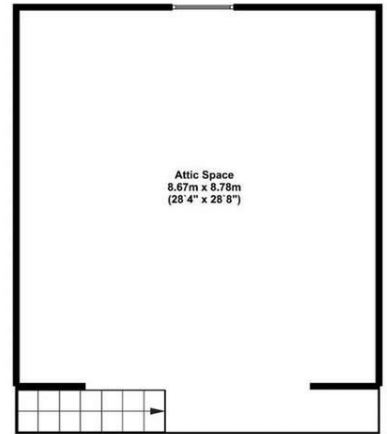
Floor plans



Ground Floor
Approx 124.00 Sq meters (1335.00 Sq feet).



First Floor
Approx 76.00 Sq meters (818.00 Sq feet).



Second Floor
Approx 76.00 Sq meters (818.00 Sq feet).



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



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