ARNISON HEELIS
ESTATE AGENTS

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THE OLD COTTAGE, BRAMPTON,
GUIDE PRICE £320,000

Centrally located within this popular village The Old Cottage is bursting with character and charm. Versatile accommodation over 2 floors, oil central heating with new boiler and with lovely Pennine views to the front. Enclosed rear garden. Large Garage. NO CHAIN.

- Detached Cottage
- Double Garage
- EPC Rating E
- Oil Heating

The Property Ombudsman

Hall
With stairs leading off.

Cloakroom/WC
With WC, hand basin and obscured window.

Kitchen
w: 9' 8" x l: 12' 2"
2.95m x 3.72m Fitted with a range of wall and base units, complementary worktops and tiled splashback, electric oven and hob with extractor, space and plumbing for a washing machine and dishwasher. Window to the rear, glazed door to the garden, radiator, understairs cupboard, ceiling beams.

Living Room
w: 14' x l: 21' 7"
4.27m x 6.59m A very characterful room with windows to 2 aspects, open fire in surround, radiator, ceiling beams

Dining Room
w: 10' 10" x l: 15' 10"
3.31m x 4.83m Window to the front aspect with views over the Pennine's, radiator.

Conservatory
w: 6' 7" x l: 11' 8"
2.01m x 3.56m with door into the garden and radiator.

Office
w: 7' 11" x l: 11' 1"
2.42m x 3.39m (This could also be used as a 3rd bedroom) with radiator and window and door to garage.

Double Garage
w: 18' 5" x l: 21'
5.61m x 6.40m Roller door to the front, power and light, window to the rear.

FIRST FLOOR
Landing with airing cupboard and 2 windows to the rear.

Bathroom
w: 7' 5" x l: 8'
2.27m x 2.44m Fitted with a panelled bath with electric shower over, WC, hand basin, obscured window, under eaves storage, heated towel rail.

Master Bedroom
w: 10' 4" x l: 15' 1"
3.14m x 4.60m With fitted wardrobes, windows to the front and rear, radiator.

Bedroom 2
w: 7' 7" x l: 10' 10"
2.30m x 3.31m With radiator and window to the front.

Outside
Enclosed garden to the front bordered with railings, driveway parking.

To the rear there is a lower patio with steps up to an enclosed lawn. Pedestrian access around to the front of the property.

Services
Mains water, electricity and drainage and telephone subject to BT regulations. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Tenure
We understand that the tenure of the property is freehold but Title Deeds have not been examined.

Agents Note
These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.

Viewings
Strictly by appointment through the sole agent, Arnison Heelis, telephone 01768 890750.

Valuation
If you are considering selling your home, then Arnison Heelis would be delighted to provide you with a free valuation, without obligation. For further details, please contact us on 01768 890750

Local Amenities
Brampton is a delightful friendly village set in the picturesque Eden Valley close to the small market town of Appleby in Westmorland. Brampton has wonderful walks, a beautiful beck and is known for it's local village pub and active village hall. The village is well situated for easy access to the A66 and Appleby town centre. Appleby offers a range of local amenities including pubs, restaurants, leisure centre, grammar school, a first school, tourist information and train station.













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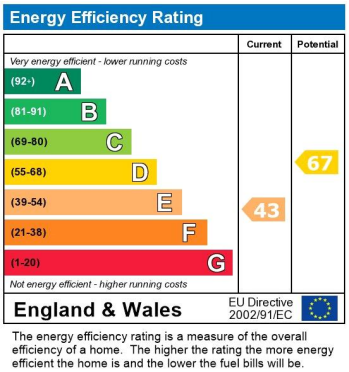
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FLOOR 1



FLOOR 2



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.