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PROPERTIES

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The Green

“A period detached village house with standout south-facing gardens and development potential”

The Property

Set in a lovely, peaceful village with a vibrant community and countryside walks on the doorstep, The Green is a former dower house historically linked to the Thomas Henry Graham Estate. It bears the hallmarks of Cumbrian craft, with sandstone dressings to the windows and doors, and has been sensitively extended to pair mid nineteenth century character with flexible living, all set within grounds of about half an acre. These wraparound gardens include south facing terraces, sweeping lawns, mature trees, a stream and an ornamental pond. Inside, period features are evident throughout, exposed roof timbers, beams and joists, and thick stone walls with deep set windows, all complemented by considered modern updates.

Through the principal doors you step straight into the kitchen and dining area, a practical everyday entrance that also creates a welcoming first impression. The space is finished with specialist cabinetry and marble worktops around a four oven AGA, supported by integrated Bosch appliances including dishwasher, washing machine, tumble drier, fridges and a freezer. There is ample space here for a table and chairs for everyday meals.

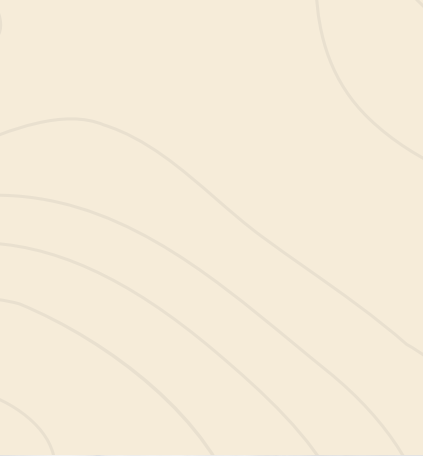
From the kitchen, a rear hallway leads to the garden and contains the staircase to the first floor, with a WC and shower room providing convenient facilities. To the right of the kitchen, a separate dining room with exposed beams and a period fireplace creates an inviting setting for formal occasions. This room opens to a living room, a quiet space with an open fire and a garden outlook, then continues to a home office with a door to the front garden, useful for work, study or a calm reading spot.



To the left of the kitchen there is a further living room for relaxed evenings, and a ground floor double bedroom with an en suite shower room. Quietly positioned, it works well for guests or for single level living.

Upstairs, the principal bedroom is a generous space with a vaulted ceiling, exposed beams and fitted wardrobes, served by an en-suite shower room. Two further double bedrooms are well proportioned, one featuring expansive glazing with doors that open directly onto a pretty, private patio area. These bedrooms share a thoughtfully designed family bathroom, with fitted cabinetry and traditional fixtures, while a rear-facing window fills the space with soft natural light.





Google Maps

what3words



///hers.airliners.chairs

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Agents Note

Within the grounds, an area of approximately 0.20 acres previously carried planning consent for a single dwelling. This is the broad lawned area beyond the main terraces, framed by mature trees and stone boundaries, with a private, open outlook. The area offers clear potential for future expansion or flexible ancillary accommodation, subject to any necessary consents, whether for extended family use, guest accommodation or a discreet rental, according to need.

Services

The property is connected to mains electricity, water and drainage and benefits from oil-fired central heating.

Postcode

Council Tax

EPC

Tenure

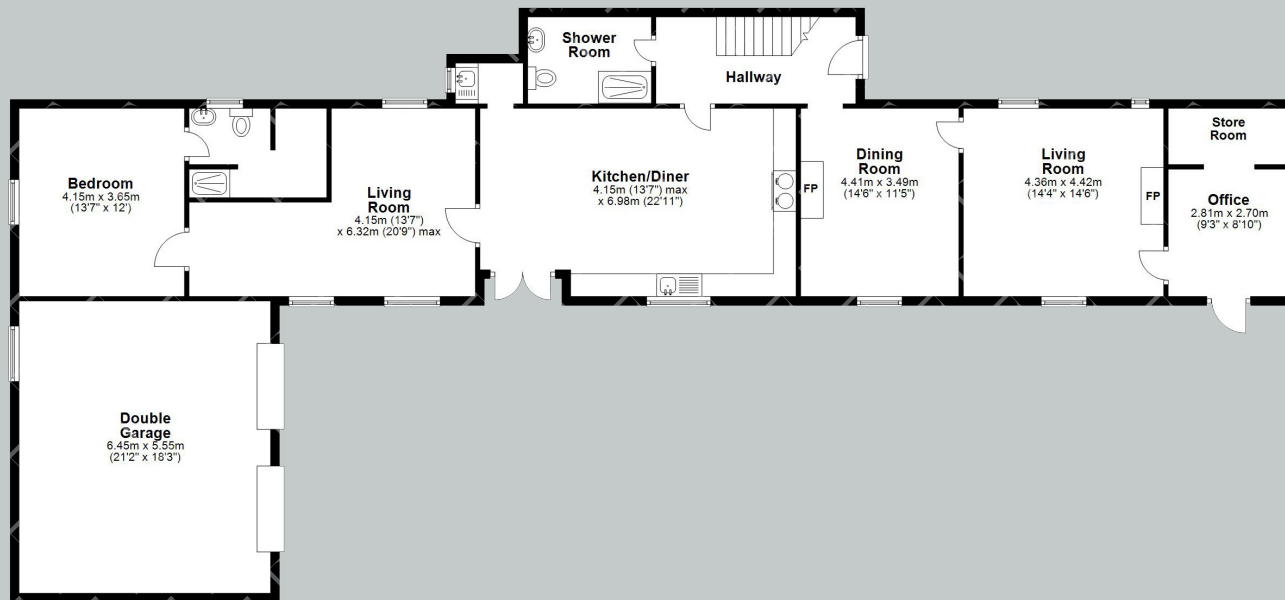
CA8 1LT

Band F

Rating F

Freehold

Floor Plans



Ground Floor

First Floor

Total area: approx. 244.6 sq. metres (2632 sq. feet)

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Viewings Strictly by Appointment



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15 Market Place | Corbridge | Northumberland | NE45 5AW
0330 111 2266 | contact@finest.co.uk

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