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Capon Tree Road | Brampton | Cumbria

Heather Croft



“A beautifully presented detached bungalow with generous living accommodation, private gardens and a sought-after position on the edge of Brampton”

The Property

Occupies an attractive position on sought-after Capon Tree Road. Heather Croft is a beautifully presented detached bungalow offering particularly generous and versatile single-storey accommodation. Set behind a gated entrance with private gardens and a large, detached garage, the house combines a peaceful position on the edge of the countryside with convenient access to the amenities of Brampton.

The accommodation is arranged around a central hallway, with the principal living spaces positioned to make excellent use of the natural light and garden outlook. The living room is a comfortable, well-proportioned reception room, with a broad bay window creating a bright outlook to the front. A marble fireplace housing a Gazco Logic gas fire provides an attractive focal point, while the neutral decorative scheme and Brintons velvet carpeting continue the understated finish found throughout much of the house. The specification also includes Kömmerling uPVC windows throughout and a Rockdoor front door.

The kitchen/dining/family room is the largest of the principal living spaces and provides a sociable setting for everyday life. Gloss cabinetry is arranged around extensive quartz work surfaces with a substantial peninsula providing further preparation space and informal seating. Integrated appliances include twin ovens an induction hob, dishwasher and wine cooler. A wide window above the ceramic sink draws in plenty of natural light. Moduleo flooring defines the kitchen area before the room opens into a generous dining and family space, comfortably accommodating both a dining table and relaxed seating. Double doors open to a separate utility room to provide access to the the Worcester Bosch Greenstar 8000 boiler and Telford 250 tank with plumbing for washing machine and dryer.



Glazed double doors and a side gate open directly onto the paved terrace, giving the room a particularly pleasant connection with the garden and allowing the outside space to become a natural extension of the accommodation during the warmer months.

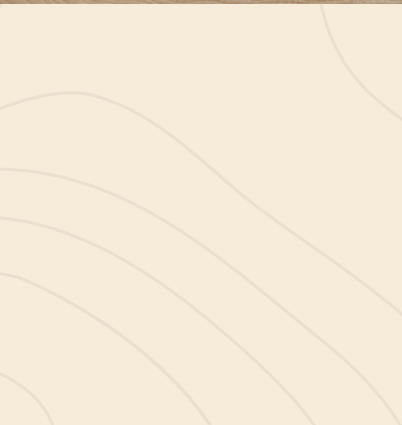
The principal bedroom is notable for its scale, measuring approximately 3.89m by 5.9m and offering considerably more space than might ordinarily be expected in a bungalow of this type. A comprehensive Hammonds fitted bedroom suite provides extensive wardrobe and storage space, together with a central dressing area, while two windows overlooking the rear garden bring natural light into the room.

A second generous bedroom with three double fitted wardrobes lies across the hallway and is currently arranged as an office, demonstrating the flexibility of the accommodation for anyone requiring a substantial dedicated workspace.

The third bedroom with vaulted ceiling has private access via a door off the kitchen into a hallway leading to the shower room and bedroom. This creates a useful degree of privacy for visiting family or guests.

The bedrooms are complemented by two separate bath and shower rooms. The main bathroom is fully tiled and fitted with a bath with shower over, WC and wash basin, while the separate shower room has a contemporary walk-in enclosure, heated towel rail and distinctive decorative detailing. Grohe sanitaryware is used within the bathroom and shower room.





There is also potential to create further accommodation through a dormer extension, subject to obtaining the necessary planning permission and consents.

Google Maps

what3words



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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.

Postcode Council Tax EPC Tenure

CA8 1QL

Band E

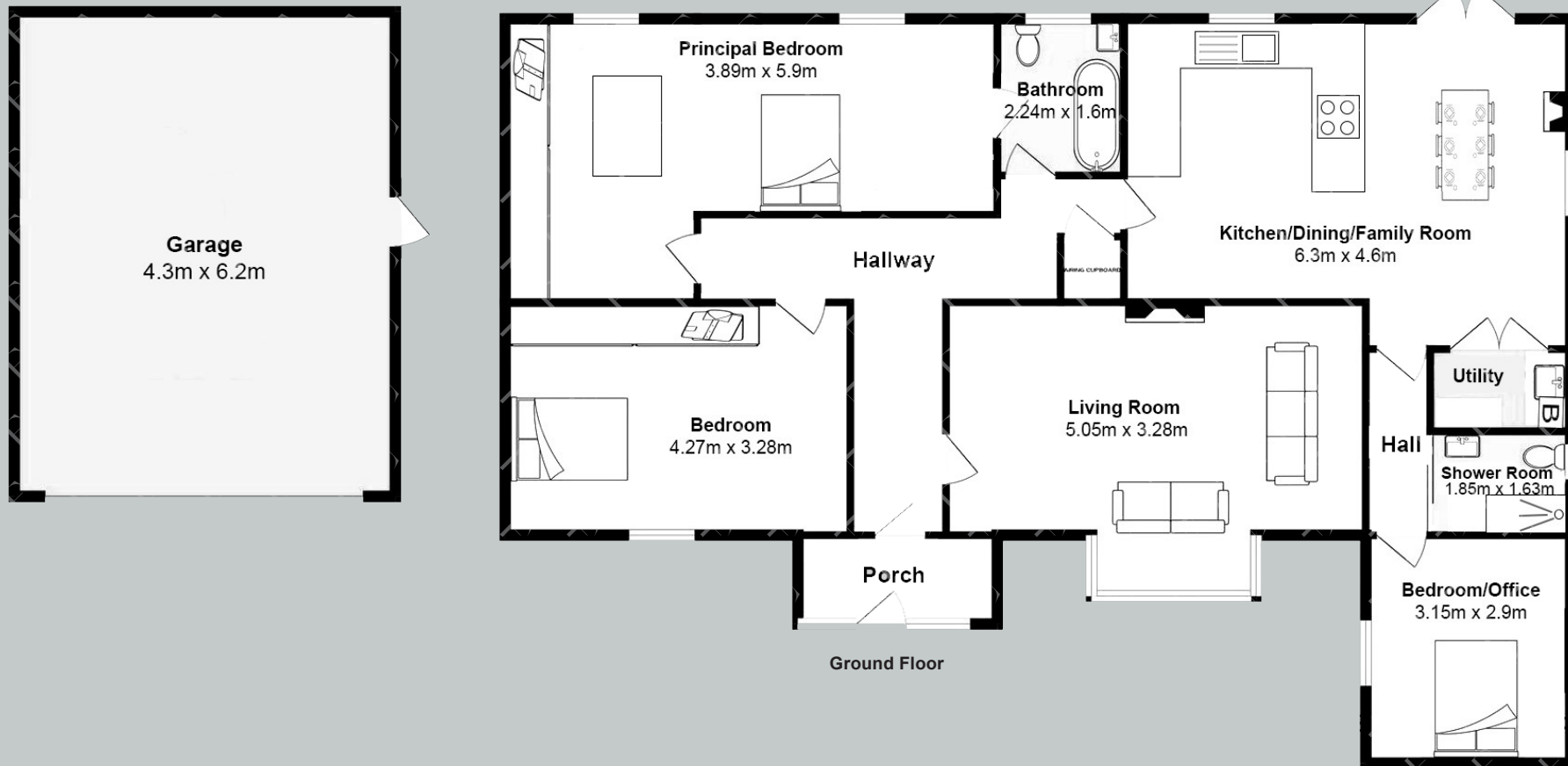
Rating D

Freehold

Services

Mains electricity, gas and water. Drainage to sewage mains is via a 3 year old Pumping Station shared with Cashel. Shared electricity charges approximately £36 per year. Shared yearly service charges approximately £100 per year. Soakaways front and back for surface water drainage. Gas central heating throughout.

Floor Plans



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Viewings Strictly by Appointment



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