



Guide Price £675,000

Particulars of sale of:

Whitesyke

Milton, Brampton

Carlisle, Cumbria CA8 1HS

EPC Band B

Whitesyke, Milton, Brampton

Cumbria CA8 1HS

WHITESYKE IS AN ATTRACTIVE 3 BEDROOMED DORMA BUNGALOW
SET IN ITS OWN SPACIOUS GROUNDS
TOGETHER WITH ADJOINING PADDOCK
EXTENDING IN TOTAL TO APPROXIMATELY
0.59 ACRES (0.239 HA) OR THEREABOUTS.

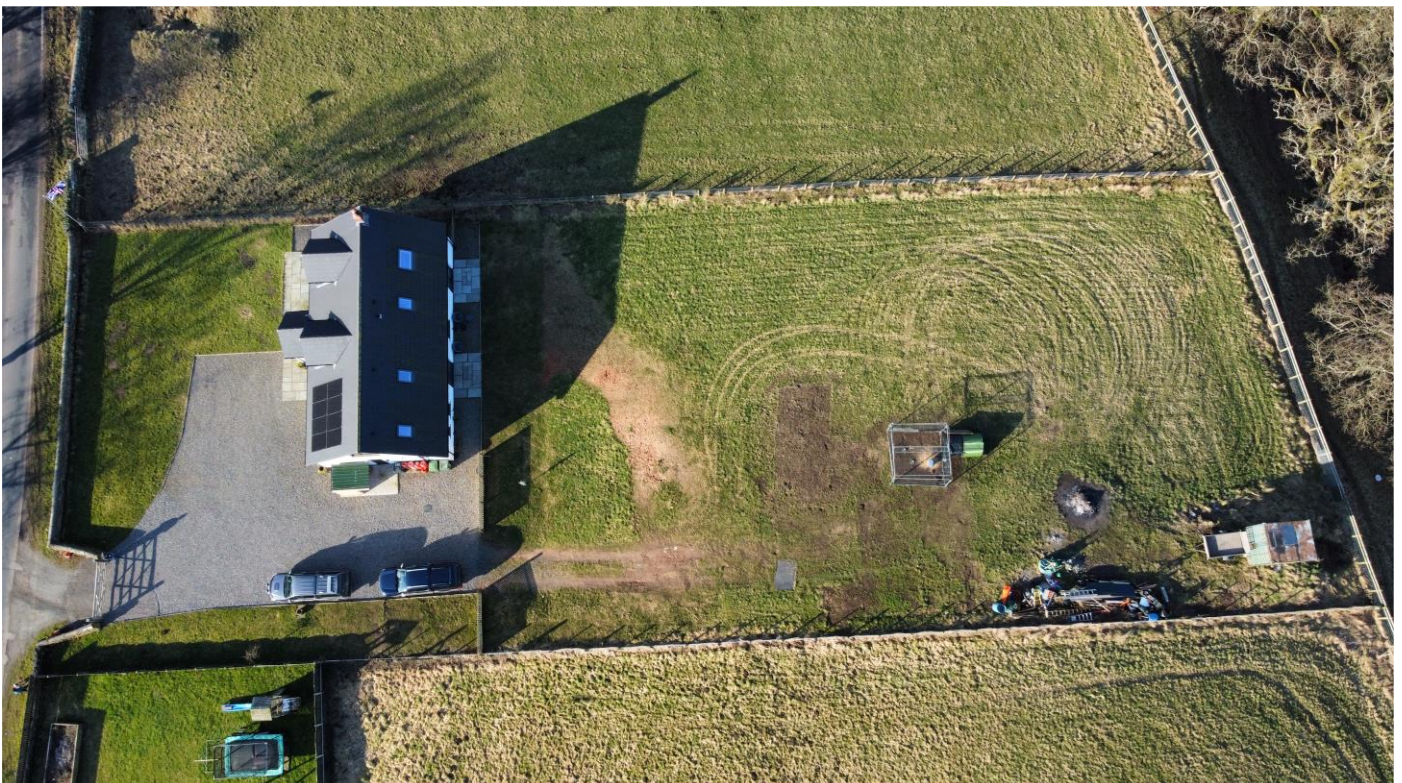
SITUATED ON THE OUTSKIRTS OF THE VILLAGE OF MILTON
APPROXIMATELY 1 ½ MILES DUE EAST OF BRAMPTON

Junction 43 of M6 9 miles – Brampton 1 ½ miles – Hexham 28 miles
Brampton Junction Railway Station ½ mile
(all distances are approximate)

FOR SALE BY PRIVATE TREATY AS A WHOLE

The What3Words location for the entrance to Whitesyke is [///bashful.wriggled.submerged](https://www.what3words.com/?w3w=///bashful.wriggled.submerged)

These particulars are given as a general outline and your attention is drawn to the Important Notice printed within



Introduction / Location

Whitesyke is a delightful dormer bungalow situated on the outskirts of the village of Milton with views across open countryside towards the east fell side. The property was constructed by its current owner to a very high standard with works commencing in 2021. The property also has planning permission and building regulations granted for a double garage under Cumberland Council (Carlisle Area) Planning Reference No 24/0120.

The nearest town is Brampton, having the benefits of both primary and secondary schools and the usual selection of local shops.

Carlisle is the nearest city, with M6 and the West Coast Mainline within easy reach.

The nearest railway station is Brampton Junction which is only half a mile away with regular services to the west to Carlisle and east to Hexham with Newcastle beyond.

Directions

Whether approaching from the east or west leave the A69 Brampton bypass and turn onto the A689 signed Alston and Hallbankgate. Continue towards the village of Milton and Whitesyke is on the left-hand side of the road upon entering the village.

The What3Words location of the main entrance to Whitesyke is ///bashful.wriggled.submerged The postcode if using Satnav is CA8 1HS, but please be advised that some Satnav's do not link to the correct location.

Method of Sale

The property will be offered for sale by private treaty as a Whole. Offers are to be made in writing to Ian Ritchie Land Agents Ltd using the offer form which can be downloaded from the Sole Agent's website.

The vendors reserve the right to sell the property without setting a closing date and therefore any potential purchasers are advised to register their interest with Ian Ritchie Land Agents Ltd.

The vendors reserve the right to exclude any part of the property shown or generally amend the sales particulars.

General Description

The bungalow was built in 2021 to a very high standard. It is of cavity wall construction, rendered under a clay tile roof and benefits from uPVC double glazed units.

Downstairs consists of a spacious sitting room, large open plan kitchen/diner, utility room, downstairs shower room and integral garage. From a sizeable hallway access to upstairs is taken via a staircase leading to 3 bedrooms, 2 being en-suite plus a family bathroom giving this bungalow a bright and pleasant feel.

The property is easily accessed from the public highway with a large gravel parking area and lawn to the front elevation. It also benefits from an extremely useful paddock (approx 0.37 acres) to the rear elevation which would be suitable for use as a pony paddock or other amenity use.

The central heating is provided from a gas combi boiler using LPG bottles located next to the integral garage. The property also benefits from a solid fuel stove in the sitting room, and this combined with a modern well insulated design provides an impressive EPC rating of Band B. Solar panels fitted to the garage roof provide a source of cheap electricity, with any excess electricity generated being used to heat the hot water.

Summary of Property/Guide Prices

The property has a guide price of £675,000 for the bungalow and paddock extending in total to 0.59 acres (0.239 hectares) or thereabouts.

The area occupied by the bungalow, front lawn and car parking area extends to approximately 0.22 acres (0.09 hectares) with the paddock to the rear extending to approximately 0.37 acres (0.149 hectares).

Viewing

Viewing by prior appointment only with the Sole Agents,

Ian Ritchie Land Agents Ltd, Shannondale, Newbiggin, Penrith CA11 0HT.

Tel: 07885 813 686 or 07719 470 597

Email: office@ianritchielandagents.co.uk

Ground Floor

Front Porch

Front door to porch. 1.75m x 1.43m. uPVC double glazed door and window. Radiator. Limestone flag flooring.

Main Hallway with Staircase

4.59m max x 2.29m max. Radiator. Limestone flag flooring.



Sitting Room

4.39m x 7.58m. Solid fuel stove set in a dressed sandstone hearth surround and mantle giving this a beautiful focal point to this very light and spacious room. Triple aspect with uPVC French Doors to its rear elevation. TV point. Radiators



L Shaped Kitchen/Diner

5.88m max x 7.58 m max. A dual aspect room with modern style kitchen with fitted grey wall and floor units with oak worktops. 1½ grey resin sink unit with mixer tap. Lamona fitted oven/grill, halogen hob and extractor fan. Integrated dishwasher, fridge and freezer. uPVC French Doors to rear elevation. TV Point. Radiator. Vinyl flooring.

Kitchen



Dining Area



Utility Room

1.90m x 1.83m. Stainless steel sink unit with mixer tap. Under sink cupboard unit in grey. Oak worktop. Plumbed for washing machine and dryer. Radiator. Vinyl flooring.



Shower Room/WC

1.90m x 1.81m. Corner shower cubicle, WC and wash hand basin with built in vanity unit. Heated towel rail. Vinyl flooring.



Integrated Garage

5.29m max x 3.49m. Single garage with electric roller shutter door. uPVC side entrance door. Fitted cupboard housing Worcester boiler, hot water cylinder (with electric immersion heater) and pressure vessel.

First Floor

Access to the first floor is taken via staircase from the hallway. The first-floor accommodation comprises:

Bedroom 1

4.43m max x 6.07m max. Double Room with dormer window giving views to front elevation, Velux window. Radiator.



En-Suite Shower Room to Bedroom 1

2.48m x 1.88m. Wash handbasin with built in vanity unit, WC and separate corner shower cubicle. Heated towel rail. Velux window. Vinyl flooring.



Walk in Cupboard

1.40m x 1.88m.

Family Bathroom

3.07m x 1.69m. Wash handbasin with built in vanity unit, WC and bath with shower head. Heated towel rail. Velux window. Vinyl flooring.



Bedroom 2

3.28m x 4.44m. Spacious double room with views to the east. Radiator.

En-Suite Shower Room to Bedroom 2

1.69m x 2.47m. Wash handbasin with built in vanity unit, WC and separate corner shower cubicle. Heated towel rail. Velux window. Vinyl flooring.

Bedroom 3

3.99m x 2.06m. Dormer window with views to front elevation.

Outside

To the front of the bungalow is a spacious gravelled driveway used as a turning area and for carparking together with a sizeable lawned area. The perimeter of the bungalow has a gravel and flagged path with flagged areas outside both sets of French Doors leading from the sitting room and kitchen.

Next to the integral garage is a timber framed log store under box profile steel sheet roof which could be adapted for use as an outdoor kennel if so desired.

To the rear of the property is a paddock, currently sown down to grass which has planning permission and building regulation consent for a double garage. The paddock may be suitable for use as a pony paddock. We understand that the paddock has a restriction on it limiting the number of buildings that can be built on it to one.



Services

The property benefits from mains electricity, mains water and mains sewerage. The telephone is installed subject to British Telecommunications Regulations. Gas fired central heating. Fully double glazed. Burglar alarm and CCTV system fitted.

Council Tax

We understand that Cumberland Council has scheduled the property as lying within Band E.

Energy Performance Certificate (EPC)

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General Remarks

Tenure

We understand that the title of the property is freehold. The property will be sold with the benefit of vacant possession.

Exchange of Contracts, Vacant Possession and Completion

The purchaser(s) will be required to pay a 10% deposit of the purchase price on exchange of contracts. Vacant possession will be given on completion.

Ingoings

There are to be no other ingoing claims effecting the property.

Matters of Title

The property is sold subject to all existing burdens (covenants, rights of way, wayleaves, easements, drainage easements, rights of maintenance, ancient monuments, scheduled monuments, Sites of Special Scientific Interest etc) whether public or private and whether constituted in the title deeds or not. The purchaser(s) will be held to have satisfied themselves as to the nature of such burdens and are advised to contact the Vendors Solicitors on any matters arising.

Purchaser Registration

As part of Government Anti-Money Laundering Regulations relating to the sale of property, we as Sole Agents are obliged to carry out Customer Due Diligence checks on any potential purchaser prior to a transaction being completed. Anyone wishing to offer to purchase the property must provide us with proof of their identity prior to an offer being made.

Further Photographs and Drone Footage

Additional photographs, drone footage and videos of the farmhouse, buildings and land can all be viewed on the website of the Sole Agents, www.ianritchielandagents.co.uk.

From the Home page, select 'Property for Sale' and then click on the text saying 'Whitesyke' which is located to the right of the photograph of the bungalow. From here it is possible to view particulars, offer form, additional photographs of the property and video/drone footage.

Image Capture Dates

All of the photographs and video footage were taken during February 2025.

Important Notice

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest, please ask for further information. **The vendors reserve the right to sell the property without notice.**

Solicitors

If you require any information of a legal nature, please contact the vendors solicitors Elizabeth Crouch at:



Cartmell Shepherd Solicitors
Gill Place
Main Street
Brampton
Cumbria
CA8 1SQ
Tel: 016977 2378
Email: elizabeth.crouch@cartmells.co.uk

Sole Agents



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Particulars prepared: February 2025
Photos taken February 2025
Video footage taken February 2025

Notes

Sale Plan

