

# The Hollies

MAIN STREET | BRAMPTON | CUMBRIA



**FINEST**  
PROPERTIES



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# A truly stunning Georgian property in the heart of a peaceful market town

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Talkin Tarn Country Park 2.0 miles | M6 J43 7.3 miles | Carlisle City Centre 9.3 miles  
Newcastle International Airport 45.7 miles





## Accommodation in Brief

### Ground Floor

Vestibule | Entrance Hall | Drawing Room | Sitting Room | Kitchen  
Dining Room | Utility Room | Rear Hall | Cloakroom/WC

### First Floor

Principal Bedroom with En-suite Shower Room  
Three Further Bedrooms | Bathroom | Storage

### Second Floor

Bedroom | Two Store Rooms with Potential | Bathroom

Cellar | Courtyard Garden | Parking





## The Property

The Hollies is a striking Grade II Listed Georgian property nestled in the heart of a thriving Cumbrian market town. Positioned within easy reach of all local amenities, The Hollies also benefits from wonderful surrounding countryside and proximity to the historic line of Hadrian's Wall. This handsome period house has been extensively renovated by the current owners to an exceptional standard, with sympathetic work carried out to retain the original atmosphere and elegant styling.

Interested parties may continue to develop the holiday let business that has proved successful for the current owners, or may wish to step into this stunning home for private use. The popular location and outstanding quality of the property have made The Hollies a desirable destination for holiday visitors to the area.

The well-proportioned entrance is framed with a fine example of a Georgian porch, leading to a vestibule and onwards to the beautiful and welcoming hallway. Striking tiling and traditional colours set the tone for the whole property. There are two impressive reception rooms to the right of the hall. The sitting room is hugely spacious with a dual aspect and an elegant fireplace. The panelled drawing room has a more traditional atmosphere as a formal reception room. Shuttered windows combine with the panelling, fireplace, coving and ceiling rose to give an air of grandeur and character. Across the hall is the bright and airy dining room which flows around to the superb kitchen. The kitchen

is fitted with an excellent range of modern cabinetry and Karndean flooring, yet retains the spirit of the traditional building with a stone and brick inglenook. French doors lead outside for great al fresco dining. The kitchen is further served by a utility room to the rear which leads onwards to a generous rear hallway with cloakroom area and WC.

The magnificent staircase rises from the entrance hall to the first floor via a half landing illuminated by a striking arched window with decorative glazing. There are four double bedrooms on the first floor with varying outlooks. The principal bedroom is served by a lovely en-suite shower room. The other bedrooms are served by the wonderful family bathroom with Heritage suite comprising freestanding French-style bath, separate walk-in shower, Jack & Jill wash hand basins set on vanity units, WC and heated towel rail.

A second flight of stairs leads to the second floor with plenty of additional space that has potential to renovate and reconfigure. A bedroom and two store rooms could be used for a variety of purposes, including study space, a home office or play room. There is also another bathroom on this floor.

Finally, The Hollies benefits from a substantial cellar that could become a fantastic gym or cinema room. The cellar currently provides convenient storage space.







## Externally

To the side of the property there is an attractive and well laid out Italian-style courtyard. Stone steps lead down from the kitchen French doors to the gravelled seating area which is perfect to relax or entertain outdoors. The Hollies also benefits from private parking for up to three vehicles on the drive to the side of the property, which is hugely convenient in this market town location.

## Local Information

The Hollies is situated in the thriving market town of Brampton which offers excellent local amenities with a good range of shops, Post Office, chemist, hairdresser, art gallery, GP practice and dental surgery. The surrounding countryside offers excellent walks at nearby Talkin Tarn Country Park and Gelt Woods and the RSPB Geltsdale nature reserve nearby. There are amazing walks directly from the property, with the line of historic Hadrian's Wall passing close by to the north.

For schooling there is a primary school in Brampton as well as a nursery, whilst The William Howard School offers secondary education.

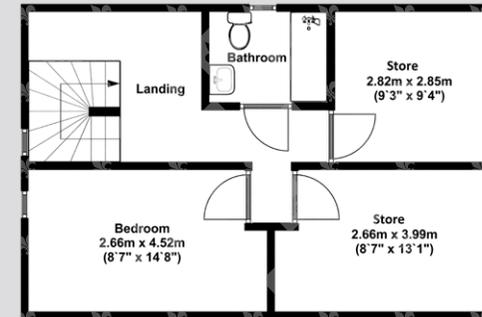
Carlisle is within easy reach and offers a comprehensive range of social, leisure, retail and cultural opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

The property is well positioned for access to the M6 for onward travel north and south, while the A69 provides easy access to Newcastle in the east. Brampton Junction rail station offers cross country services between Newcastle and Carlisle, while the station in Carlisle provides excellent main line services to major UK cities north and south.

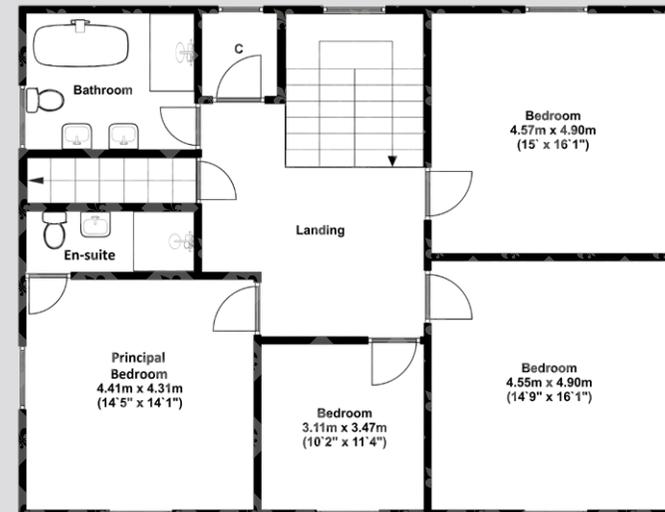
# Floor Plans



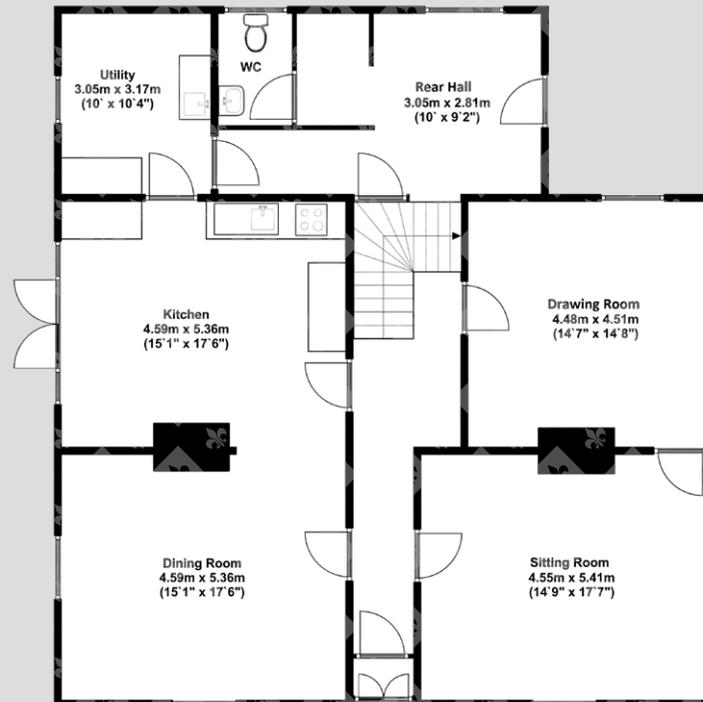
Second Floor



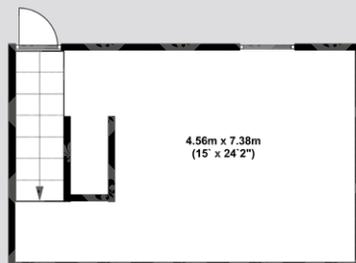
First Floor



Ground Floor



Cellar



## Directions

Travelling west on the A69 take the exit onto the A6071 signposted Brampton and Longtown. Stay on this road for 1.4 miles into the heart of Brampton. After 1.4 miles The Hollies is on the right-hand side.

## 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.

## Services

Mains electricity, gas, water and drainage. Gas-fired central heating.

### Postcode

CA8 1SH

### Council Tax

Band F

### EPC

Rating E

### Tenure

Freehold

## Viewings Strictly by Appointment

T: 015394 68400

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