

**BRUNTON**  
RESIDENTIAL



**GARRIGILL ROAD, ALSTON, CA9**

Offers Over £380,000

# BRUNTON

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## RESIDENTIAL

Grandparents  
SO EASY TO OPERATE  
EVEN A CHILD  
**CAN DO IT**





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An excellent three-bedroom terraced home, attractively positioned on Garrigill Road in the picturesque town of Alston. This characterful property offers generous and versatile accommodation, combining period features with modern enhancements, and enjoys a pleasant setting with attractive views.

The accommodation is arranged over two floors and provides flexible living space throughout. The ground floor comprises an entrance hallway, a spacious lounge with bi-fold doors opening onto the rear patio, a lovely snug with feature fireplace, a large dining room, an impressive fitted kitchen with quality cabinetry and integrated appliances, and a substantial utility room offering excellent storage and practicality. To the first floor, there are three well-proportioned bedrooms, including a principal bedroom with extensive fitted wardrobes and an en-suite shower room, along with a newly installed family bathroom featuring both a bath and a walk-in shower. Externally, the property benefits from a paved front courtyard and useful storage building, along with an additional office space with plumbing. To the rear, there is off-street parking, a patio area, and a lawned garden, all enjoying stunning open views.

Alston is a traditional and characterful market town offering a good range of everyday amenities. The town has a Co-op, Spar, post office, butcher, baker, pharmacy, hardware shop, cafés, pubs and a selection of independent shops, along with a GP surgery and library. Despite its rural setting, Alston is largely self-sufficient for day-to-day needs and has a strong community feel.

For schooling, Alston Primary School serves children up to age 11, with Samuel King's School providing secondary education. Further education options are available in nearby towns.

Surrounded by the North Pennines Area of Outstanding Natural Beauty, Alston is particularly appealing to those looking for village amenities combined with easy access to countryside and outdoor pursuits.

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The internal accommodation comprises: an entrance hallway with stairs rising to the first floor. Straight ahead is a generously sized lounge, featuring bi-fold doors opening onto a newly laid patio, creating a superb indoor-outdoor living space. To the left is an exceptionally large utility room, fitted with built-in storage, ample worktop space, room for appliances, and an external door providing rear access.

The lounge flows through to a cosy snug with a feature fireplace, which in turn leads to a spacious dining room, also benefitting from a decorative fireplace surround with gas fire. The kitchen is particularly impressive, fitted with high-quality wall and base units, integrated oven and microwave, integrated hob and induction, and a dishwasher. There are generous pantry cupboards and space for a freestanding fridge freezer, making this a highly practical and well-designed kitchen space.

To the first floor, there is an impressive landing area currently utilised as a home office. The principal bedroom features extensive built-in wardrobes and an en-suite bathroom with a shower and built-in seat. There is a further double bedroom with a storage cupboard, along with another bedroom currently arranged with twin beds, also benefitting from substantial built-in storage. A newly installed family bathroom completes the accommodation, featuring a large bath and a walk-in shower.

Externally, the property offers a substantial storage building to the front, along with a neat paved courtyard providing access to a separate office space with sink and plumbing. To the rear, there is ample off-street parking, a patio area, and a lawned garden, all enjoying truly stunning views. The home retains a wealth of period features throughout, including exposed beams and deep-set windows with window seats, while also benefitting from newly installed windows throughout.



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TENURE : Freehold



LOCAL AUTHORITY : Westmoorland & Furness CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	