

# BRUNTON

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## RESIDENTIAL



**STATION HOTEL & POLTROSS COTTAGE, GILSLAND**

Price Guide £550,000

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Brunton Residential are delighted to bring to the market this impressive five-bedroom residence alongside a separate two-bedroom property, formerly operating as a hotel with an adjoining stone-built cottage. Together, these substantial properties offer generous and highly versatile accommodation, all being sold as one unique opportunity.

The current owners have carefully and meticulously maintained and refurbished the properties to an exceptional standard throughout, blending character features with modern finishes.

Located in the picturesque village of Gilsland, Cumbria, the properties sit within a popular rural community close to Hadrian's Wall and the surrounding countryside. The area benefits from a range of local amenities and excellent transport links via the A69 corridor, with both Brampton and Haltwhistle within easy reach for everyday shopping and services.

This is a rare opportunity for buyers seeking a substantial family home with additional accommodation, multi-generational living potential, or income-generating opportunities.

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Station Hotel is accessed via an entrance hall leading into a central hallway. To the left is a welcoming sitting room with dual-aspect windows, a coal-effect fireplace, and plenty of natural light. To the rear of the property is an excellent and generously proportioned living room featuring French doors opening onto the patio and a wood-burning stove.

The spacious kitchen/dining room is an impressive entertaining space, offering ample room for a dining table and chairs. Benefiting from dual-aspect windows and a standalone wood-burning stove, the room combines character with practicality. The kitchen has been upgraded with a high-quality Howdens kitchen, incorporating a central island, high-quality worktops, and both base and wall units. Integrated appliances include a fridge, integrated single oven, combination microwave oven, dishwasher and induction hob with extractor hood.

To the rear of the property are two utility spaces, a convenient WC, and external access to the garden.

Stairs rise from the hallway to the first-floor landing, which provides access to five generously sized double bedrooms, including two with en-suite facilities. One bedroom benefits from a newly fitted stylish en-suite shower room featuring a walk-in shower, heated towel rail, low-level WC, panelled walls, and a contemporary wash basin, while another comfortable double bedroom enjoys an en-suite fitted with a shower cubicle, WC, and vanity wash basin with storage beneath. The remaining three bedrooms are all well-proportioned and are served by a well-appointed family shower room featuring a large walk-in shower, vanity unit with counter top wash basin and storage, and a chrome heated towel rail.

Externally, the property benefits from a stone-flagged patio area, a lawned garden with shrubs, and an oil tank positioned within the grounds. The garden extends to a pergola/gazebo area and a large garage.

Adjoining the property is Poltross Cottage, accessed through its own large entrance porch, which offers space for utility appliances, the boiler, additional storage, and a seating area. This leads through to the hallway, with stairs rising to the first floor, and into an open plan lounge featuring a characterful inglenook fireplace with multi-fuel stove, wooden flooring, and a useful storage cupboard.

From the lounge there is direct access to the dining area and well-appointed kitchen, which is fitted with a range of base and wall units, space for appliances, and an integrated extractor. To the rear, French doors open onto a patio area.

On the first floor there are two double bedrooms, the principal bedroom benefiting from attractive exposed beams and access to the bathroom, which is fitted with a shower cubicle, WC, and pedestal wash basin. The second bedroom is another good-sized double and benefits from an en-suite bathroom featuring a bath with shower attachment, partially tiled walls, WC, and pedestal wash basin.

Externally, Poltross Cottage benefits from courtyard parking for two vehicles. To the rear is a stone-flagged patio with wood storage and the oil tank. The property also benefits from gated and fenced boundaries leading onto the rear lane.

Please note the EPC ratings are as follows:  
Poltross Cottage – EPC Rating D (67)  
Station Hotel – EPC Rating D (60)



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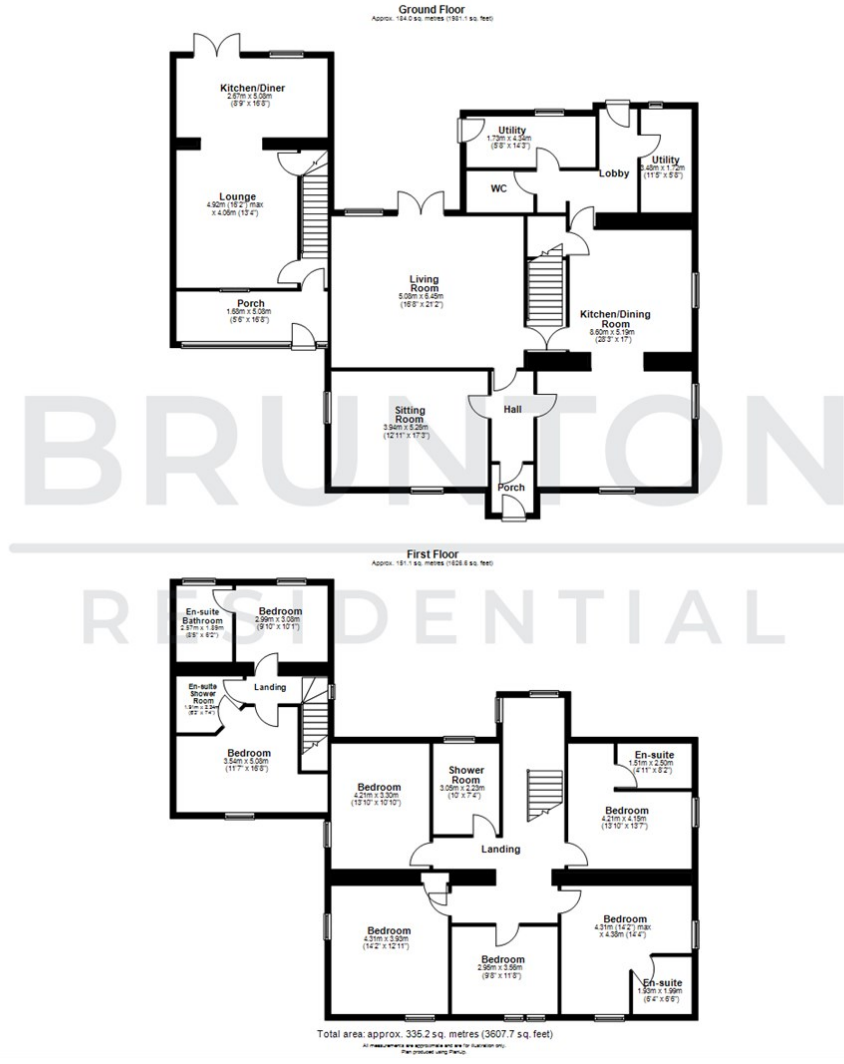
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : E

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>67</b>	<b>75</b>
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	