



Sulwath Moss , Carlisle, CA6 5LQ

Guide price £595,000





- Beautiful 5 Double Bed Detached Family Home
- Detached Double Garage with Office Over
- Found in Spectacular Condition
- Spacious Accommodation Throughout
- Showstopping, Turn Key Home
- Set in Large Private Grounds
- Magnificent Renovation
- Thwaites Homes Bespoke Kitchen & Bathroom
- Close to Transport Links & Amenities
- Virtual Tour is Available

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Discover the epitome of peace, tranquillity, and elegance at Sulwath Moss, a luxurious residence that has been meticulously renovated to offer an expansive living space of 2,689 square feet. No expense has been spared in creating this stunning home, where every detail has been carefully considered. From the bespoke kitchen to the awe-inspiring primary bedroom suite with an incredible balcony, this property exudes a captivating "wow" factor.

Nestled on a near half-acre plot, the beautifully maintained gardens surrounding the property provide a serene haven and a picturesque backdrop for relaxation and outdoor entertaining. Immerse yourself in the tranquil atmosphere and bask in the natural beauty that surrounds you.

For those seeking a flexible working environment, the double garage with an office above offers an excellent space to comfortably work from home. This feature is ideal for those searching for the convenience and comfort of a private office.

Despite its remarkably private location, Sulwath Moss remains conveniently connected to arterial transport links, ensuring easy access to nearby amenities and attractions. This ideal combination of seclusion and accessibility makes it the perfect retreat for those who value privacy without compromising on convenience.



Entrance Hallway 28'6" x 8'1" (8.69 x 2.47)
Composite front door leading into the entrance hallway. Solid oak internal doors lead to the ground floor accommodation. Tiled flooring. Large understairs cloaks cupboard. Radiator. Stairs off to the first floor.

Living Room 11'10" x 20'8" (3.63 x 6.32)
A wonderful family room which is bright and spacious. There is an attractive wood burning stove set upon a granite hearth with a surround and mantle. To the front elevation is a uPVC window overlooking the front driveway and lawn. To the rear elevation is a floor to ceiling uPVC window overlooking the beautiful rear garden. Fitted carpet. Radiator. Recessed lighting.

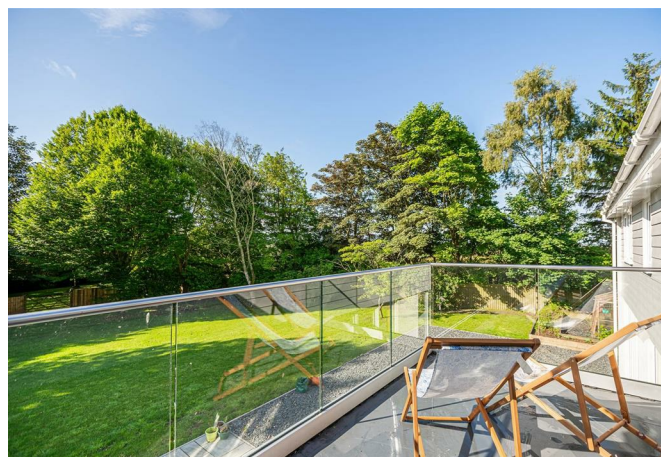
Sitting Room 15'3" x 12'2" (4.67 x 3.73)
The second sitting room has been used as a nursery and is perfect for larger families. Again light and spacious thanks to the floor to ceiling uPVC window overlooking the rear garden. Radiator. Recessed lighting.

Kitchen 14'4" x 20'9" (4.38 x 6.35)
Undoubtedly the heart of the home. This magnificent, bespoke Thwaites Homes kitchen suite is finished with white units and stunning Viscount white granite worksurfaces offering a real touch of luxury. No expense spared the kitchen is completed with integrated appliances including a Rangemaster gas oven (LPG gas) with a five-ring gas hob and extractor hood over, Neff steam oven and microwave, Neff coffee machine and a Panasonic American style fridge freezer. The kitchen is incredibly functional with a large attractive central Island with ample seating and a sink unit with a mixer tap and pull up socket unit. Two uPVC windows to the side elevation with granite window sills. uPVC French doors out to the garden patio. Recessed lighting. Tiled flooring.

Dining Room 13'3" x 20'11" (4.04 x 6.38)
A super space for hosting or family gatherings. Bright and spacious thanks to attractive aluminium bi folding doors to the rear garden patio. Recessed lighting. Radiator. Tiled flooring. uPVC window.

Utility Room 14'4" x 9'3" (4.38 x 2.82)
A brilliant, functional space off the kitchen with a uPVC window to the front elevation. Attractive range of fitted base units with complementing worksurfaces and sink unit with mixer tap. Plumbing for a washing machine and tumble dryer. Large storage cupboard housing the Worcester Bosch combi boiler providing domestic heating and hot water. Tiled flooring. uPVC door to the side. Recessed lighting.

Ground Floor Shower Room 8'3" x 3'6" (2.53 x 1.07)
Has a fitted three-piece suite comprising shower cubicle containing mains shower unit, low level w/c and a vanity sink unit. Chrome heated towel rail. Half tiled walls and tiled flooring. uPVC window to the front elevation with opaque glass.





Directions

From the M6 North bound, take the Junction 45 exit at Gretna. Turn left onto the A6071 for Longtown and continue for approximately 1.2 miles. Turn right signposted Blackbank. Proceed into Blackbank and just after the road turns left there is a long private road on the right hand side (turn here). Continue and as the road forks keep left and follow the road round to Sulwath Moss.

Stairs / Landing

18'8" x 12'5" (5.70 x 3.80)
Stairs from the entrance hallway off to the first floor landing. A large inviting space with a uPVC window to the front elevation. Solid oak doors lead to the first floor accommodation. Loft hatch giving access to the boarded loft. Large airing cupboard. Radiator. Recessed lighting. Fitted carpet.

Primary Bedroom

14'5" x 11'5" (4.40 x 3.50)
A stunning double bedroom with uPVC French doors and a Juliet balcony overlooking the rear garden. uPVC door out to the main balcony which is perfect for Al Fresco dining, an evening glass of wine whilst enjoying the sunset, or your morning coffee watching the sunrise. Solid wooden flooring. Radiator. Recessed lighting.

Dressing Room

10'3" x 7'4" (3.14 x 2.25)
A luxurious addition, this large walk in dressing room has been kitted out with a range of fitted drawers and wardrobes. Fitted carpet. Radiator. uPVC window to the side elevation with opaque glass.

Primary Bathroom Suite

14'5" x 7'10" (4.40 x 2.40)
Bespoke Thwaites Homes fitted four-piece bathroom suite comprising, cast iron bath tub with shower attachments, enclosed shower cubicle containing a mains shower unit, low level w/c and his and hers sinks which have a range of units below and are completed with a Quartz worksurface and two mirrors over. Electric shaving points. Half tiled walls and flooring. Recessed lighting. uPVC windows to the front and side elevations.

Bedroom Two

12'1" x 10'2" (3.69 x 3.10)
Double bedroom with a uPVC window overlooking the front garden. Fitted carpet. Radiator. Recessed lighting.

Bedroom Three

12'1" x 10'5" (3.69 x 3.20)
Double bedroom with a uPVC window overlooking the rear garden. Fitted carpet. Radiator. Recessed lighting.

Bedroom Four

9'1" x 12'5" (2.79 x 3.79)
Double bedroom with a uPVC window overlooking the rear garden. Fitted carpet. Radiator. Recessed lighting.

Bedroom Five

13'2" x 9'1" (4.03 x 2.79)
Double bedroom with a uPVC window overlooking the rear garden. Fitted carpet. Radiator. Recessed lighting. A range of fitted wardrobes.

Family Bathroom

12'8" x 8'1" (3.88 x 2.48)
A beautiful, contemporary fitted four-piece bathroom suite comprising, panelled bath tub, enclosed shower cubicle containing a mains shower unit, low level w/c and a vanity sink unit with ample storage cupboards. Chrome heated towel rail. Herringbone flooring. uPVC window with opaque glass to the front elevation. Half tiled walls.

Home Office

5'9" x 8'2" (1.76 x 2.50)
A highly versatile space which is ideal for a home office. uPVC window to the rear elevation overlooking the garden. Radiator. Recessed lighting.

Double Garage

A large double garage capable of housing multiple vehicles. To the front elevation are two electric roller doors and a uPVC door. Concrete flooring. Power and lighting.

Large Office

A highly desirable space which is ideal for working from home / running a business. This large office has Cat 5 cables laid in. uPVC door window as well as Velux windows giving the room lots of natural light. Fitted carpet. Plenty of sockets and heating.

Grounds

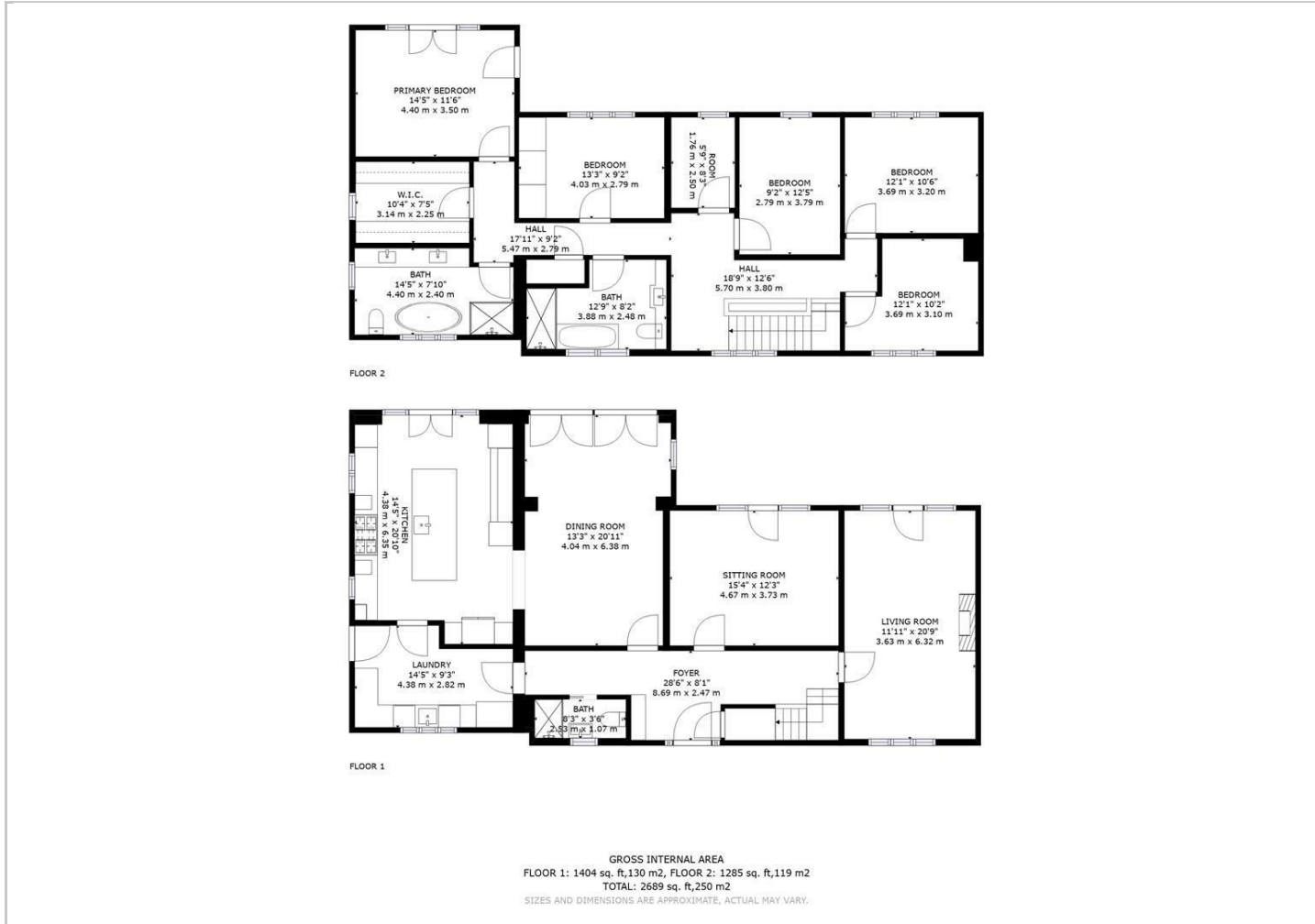
Occupying a near half acre plot in an incredibly private location this home is every bit as stunning outside as it is inside. As you arrive on the property there is a large tarmac driveway which offers plentiful off road parking for guests and residents alike. There is a spacious front garden laid mainly to lawn with boundary fencing. To the rear is a vast garden mainly laid to lawn which also has a greenhouse, vegetable patch and a shed which has power. Off the back of the kitchen and dining room is an attractive patio which is perfect for Al Fresco dining.

Services

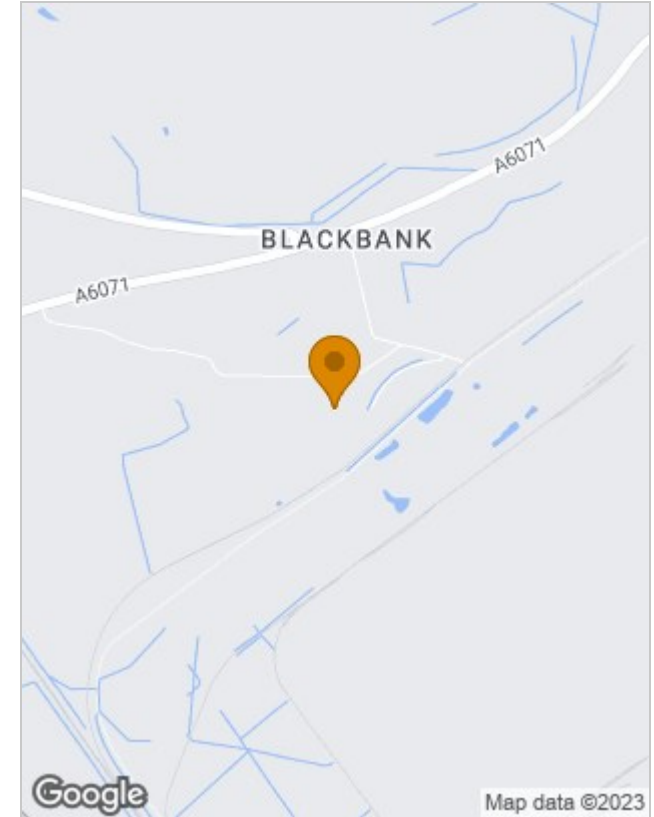
Mains electricity. Oil heating. Mains drainage and water. Direct fibre broadband capable of 1gb Wi-Fi and satellite Wi-Fi.



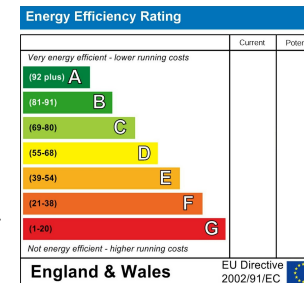
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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