



6 Arthurs Place, CA8 9BF

Guide price £404,000



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- Stunning 4 Bed Semi-Detached Home
- Bespoke German Kitchen & Utility Suite
- 'A' Rated Triple Glazed Windows & Doors Throughout
- Nestled at the Foot of the North Pennine Fells
- Incredibly Energy Efficient
- Luxurious Fixtures & Fittings & High Spec Throughout
- Large Kitchen Diner with Bi-Folding Doors
- Found in the Beautiful Village of Castle Carrock
- Spacious Detached Garage & Well Maintained Gardens
- Built in 2022 by Renowned Local Builders

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Built in 2022 to exacting standards and made of local natural stone, this property blends harmoniously amongst the more traditional surroundings of Castle Carrock. Elegant and packed full of high end fixtures and fittings, this exceptional 4-bed semi-detached home is found in a peaceful location, nestled at the foot of the North Pennine fells. The highlight is the well-appointed kitchen and dining room with a bespoke German kitchen suite and bifolding doors leading to a beautiful south-facing garden. This property offers a peaceful and inviting atmosphere, combining modern luxuries with the natural surroundings, making it an attractive option for those seeking a modern and tranquil home.

**Entrance Hallway** 19'6" x 7'3" (5.95 x 2.23)  
 Anthracite 'A' rated front door leading into the entrance hallway. Solid oak internal doors leading to the ground floor accommodation. Stairs off to the first floor with solid oak handrails with glass balustrades. Understairs storage cupboard. Recessed lighting. Underfloor heating.

**Living Room** 11'8" x 12'7" (3.58 x 3.84)  
 With Anthracite 'A' rated triple glazed uPVC window to the front elevation. Cosy wood burning stove. Fitted carpet. Recessed lighting. Underfloor heating.

**Ground Floor W/C** 6'1" x 3'2" (1.86 x 0.98)  
 Has a fitted vanity sink unit and low level w/c. Recessed lighting. Underfloor heating.

**Kitchen Dining Room** 16'11" x 16'11" (5.16 x 5.16)  
 The heart of the home is this incredibly stylish kitchen dining room which is a brilliant size, ideal for hosting and entertaining guests. The bespoke German kitchen suite is both stylish and functional with a range of fitted wall and base units that are of a handle less design with complementing Silestone worksurfaces, glass mirrored splashback and a sink unit with an instant boiling water tap. The central island / breakfast bar is a lovely addition and features a four-ring induction hob that has a downdraft extractor unit. The kitchen is complete integrated appliances that include a fridge freezer and wine cooler. Anthracite 'A' rated triple glazed uPVC Bi-folding doors opening to the rear garden patio with electric blinds. Lantern rooflight allows natural light to fill this vast space. Recessed lighting. Underfloor heating.

**First Floor Landing** 6'7" x 13'11" (2.02 x 3.99)  
 With solid oak doors leading to the first floor accommodation. Fitted carpet. Airing cupboard. Stairs off to the second floor with solid oak handrails.

**Bedroom Two** 12'7" x 10'5" (3.84 x 3.20)  
 Double bedroom with 'A' rated triple glazed window to the front elevation. Fitted carpet. Recessed lighting.

**Bedroom Two En-Suite** 6'7" x 6'7" (2.02 x 2.01)  
 Has a fitted three-piece suite comprising glass shower cubicle containing a mains shower unit, vanity sink and low level w/c. 'A' rated uPVC triple glazed window unit with opaque glass.

**Bedroom Three** 12'7" x 10'5" (3.84 x 3.19)  
 Double bedroom currently with 'A' rated triple glazed window to the rear elevation. Fitted carpet. Recessed lighting.







#### Bedroom Four

9'0" x 7'1" (2.76 x 2.18)  
Single bedroom currently used as an office with 'A' rated triple glazed window to the rear elevation. Fitted carpet. Recessed lighting.

#### Family Bathroom

12'7" x 5'8" (3.84 x 1.75)  
Has a fitted four-piece suite comprising glass shower cubicle containing a mains shower unit, panelled bath, vanity sink unit and a low level w/c. Tiled flooring. 'A' rated uPVC triple glazed window unit with opaque glass.

#### Primary Bedroom

12'8" x 16'11" (3.88 x 5.18)  
Large primary bedroom suite with three uPVC 'A' rated triple glazed rooflights. Large walk in wardrobe off the second floor landing. Two radiators. Storage in the eaves.

#### Primary En-Suite

4'6" x 8'11" (1.38 x 2.72)  
Has a fitted three-piece suite comprising glass shower cubicle containing a mains shower unit, vanity sink and low level w/c. 'A' rated uPVC triple glazed rooflight.

#### Garage

An excellent space for storage and large enough to house a car. Electric door to the front elevation. uPVC door into the rear garden. Power and lighting. Fitted units to the rear.

#### Outside

The property has a low maintenance front garden laid to lawn with a path leading round the side of the property to the rear via a secure gate. A block paved driveway with space for at least two cars. To the rear is a lovely South facing garden overlooking open fields. A paved patio provides the perfect space for outdoor relaxation.

#### Services

State of the art air-source heat pump which is controllable, remotely from your phone. Underfloor heating throughout the ground and first floor with radiators to the third floor. Mains electricity and drainage. Fibre optic broadband is available.

## Directions

At Junction 43 of the M6 North Bound exit and at the roundabout take the third exit onto the A69 heading East. Continue into the village of Corby Hill and at the crossroads turn right. Take the first left signposted Castle Carrock 5 miles. Follow this road and upon entering the village the property is on the right-hand side and can be identified by a Lakes Estates for sale sign.

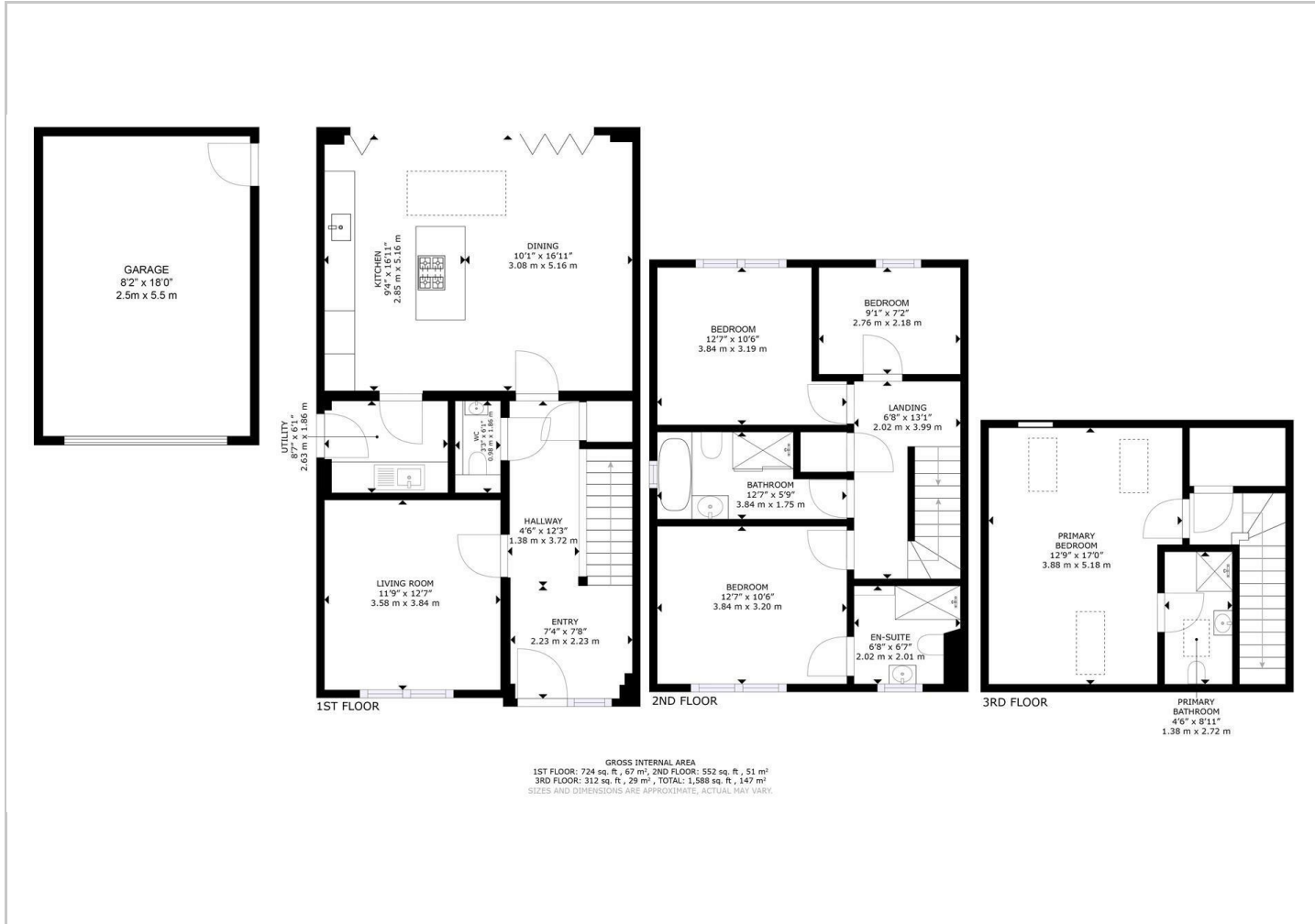




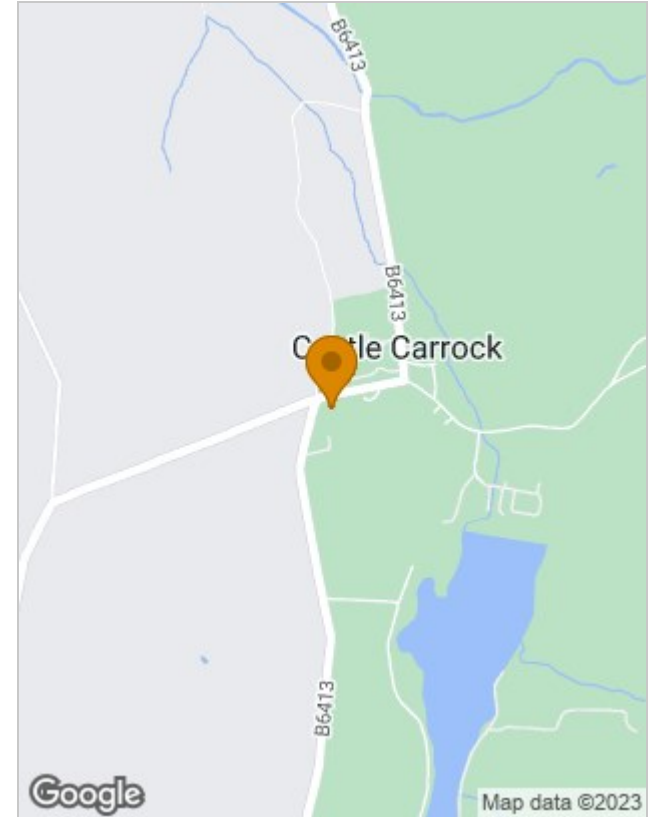




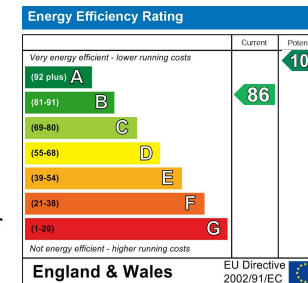
## Floor Plans



## 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.